

WISCASSET

Valuation Report

09/13/2022

Name: NEW ENGLAND CLEAN ENERGY CONNECT

Page 1

Map/Lot:

AVANGRID-001

Account: 2732 Card: 1 of 1

Location:

CWIP

Neighborhood RURAL WEST

Zoning/Use RURAL

Topography Rolling

Utilities

Street

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coord

Y Coord

Exemption(s)

Land Schedule

103

Land

13,666,400

Accepted Bldg

0

Total

13,666,400

WISCASSET
Name: CENTRAL MAINE POWER CO.

Valuation Report

09/13/2022

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Account: 2131 Card: 1 of 1

Map/Lot:
Location:

CMP-001
TRANSMISSION SYSTEM

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities NoWater/NoSewer
Street Paved

Reference 1 B0000P0000

Reference 2 CMP-001

Tran/Land/Bldg 1 3 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land	19,248,700	Accepted Bldg	0	Total	19,248,700
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WISCASSET
Name: CENTRAL MAINE POWER CO.

Valuation Report

09/13/2022

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Account: 2132 Card: 1 of 1

Map/Lot:
Location:

CMP-002
DISTRIBUTION SYSTEM

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities NoWater/NoSewer
Street Paved

Reference 1 B0000P0000

Reference 2 CMP-002

Tran/Land/Bldg 1 3 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land	4,599,700	Accepted Bldg	0	Total	4,599,700
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WISCASSET
Name: CENTRAL MAINE POWER CO.

Valuation Report

09/13/2022

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Account: 2133 Card: 1 of 1

Map/Lot:
Location:

CMP-003
SUBSTATIONS

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level

Utilities NoWater/NoSewer
Street Paved

Reference 1 B0000P0000

Reference 2 CMP-003

Tran/Land/Bldg 1 3 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land	16,766,900	Accepted Bldg	0	Total	16,766,900
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WISCASSET
Name: MAINE ELECTRIC POWER COMPANY

Valuation Report

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Account: 2134 Card: 1 of 1

Map/Lot: MEP-001
Location: TRANSMISSION LINE&SUBSTAT

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography
Utilities
Street

Reference 1

Reference 2

Tran/Land/Bldg 1 3 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land	3,925,400	Accepted Bldg	0	Total	3,925,400
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WISCASSET
 Name: CHEWONKI FOUNDATION

Valuation Report

09/13/2022

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Account: 2706 Card: 1 of 1

Map/Lot: R009-003-ON2
 Location: 485 CHEWONKI NECK ROAD

Neighborhood: SOUTHEAST
 Zoning/Use: SHORE RESIDENTIA
 Topography: Rolling
 Utilities:
 Street: Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg: 0 0 0
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): 55 0 0 Land Schedule: 109

Outbuildings/Additions/Improvements									Value
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func	Econ	Rcnld
SOLAR PANELS	2015								7,700
----- SOUND VALUE -----									
Outbuilding Total									7,700
Accpt Land			0	Accepted Bldg			7,700	Total	7,700

WISCASSET

Valuation Report

09/13/2022

Name: POWELL, KATRINA

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POWELL, BENJAMIN

Map/Lot:

R01-001

Account: 48 Card: 1 of 1

Location:

BRADFORD ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography RollingLevel

Utilities NoWater/NoSewer

Street Paved

Sale Data	
Sale Date	10/28/2021
Sale Price	39,900
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B2086P0011
Reference 2 R-01-001/00 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
5.00	Acres-Rear Land 1-10	2,000.00	10,000	100%		10,000
Total Acres 6.00					Land Total	49,600

Accpt Land	49,600	Accepted Bldg	0	Total	49,600
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WISCASSET
 Name: CENTRAL MAINE POWER

Valuation Report

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Account: 2004 Card: 1 of 1

Map/Lot: R01-001-A
 Location: BRADFORD RD

Neighborhood: RURAL WEST

Zoning/Use: UTILITY ROW
 Topography: Rolling
 Utilities: NoWater/NoSewer
 Street: Paved

Reference 1: B0000P0000
 Reference 2: R-01-001/A
 Tran/Land/Bldg: 0 3 15
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): Land Schedule 103

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
61.00	Acres-Rear Land 1-10	2,000.00	122,000	100%		122,000	
Total Acres 61.00				Land Total		122,000	
Acpt Land		122,000	Accepted Bldg	0	Total	122,000	

Valuation Report

Account: 49 Card: 1 of 1

Location: 12 RUMERILL ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Above StreetLevel
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 11/04/2020
Sale Price: 651,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Other Non Valid

Reference 1: B0000P0095
Reference 2: R-01-002/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.20	Acres-Rear Land 1-10	2,000.00	400	100%		400
Total Acres 1.20					Land Total	40,000

Dwelling Description

Replacement Cost New

Cape Cod Exterior	One & 1/2 Story	720 Sqft	Grade C 100	Base	88,549
Dwelling Units	WOOD SHINGLE	Masonry Trim	None	Trim	0
	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry 3/4 Bmt	Basement	-1,789
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-2,875
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,105
Insulation	Minimal			Insulation	-1,534
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	TYPICAL	TYPICAL	Below Average	Typical	87,456
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		57%	100%	100%
						49,850

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1860	312	C 100	19,581	Avq-	57%	100%	100%	11,161
Frame Shed	1860	429	D 100	2,258	Poor	25%	100%	100%	564
Frame Shed	1860	400	D 100	2,105	Poor	25%	100%	100%	526
Frame Garage	1860	273	D 100	8,248	Avq-	57%	100%	100%	4,701
Frame Shed	2001	90	D 100	474	Fair	69%	100%	100%	327
1,392 SFLA									17,279

Outbuilding Total: 17,279

Acpt Land 40,000 **Accepted Bldg** 67,100 **Total** 107,100

Name: GROVER, NICHOLAS R

LACHANCE, CASSANDRA M

Map/Lot:

R01-002-A

Account: 50 Card: 1 of 1

Location:

48 RUMERILL ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: RollingLevel
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 04/15/2016
Sale Price: 0
Sale Type: Land Only
Financing: Unknown
Verified: Public Record
Validity: Other Non Valid

Reference 1: B1519P0021
Reference 2: R-01-002/A0 0000000000
Tran/Land/Bldg: 1 1 15
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): 50 0 0 Land Schedule: 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Quantity, Grade/Type, Base/Type, Value. Rows include Conventional Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 2019, Functional Obsolescence, Economic Obsolescence, and Phys. %.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include ONE STORY FRAME, BSMT, and 1,832 SFLA.

Acpt Land 45,200 Accepted Bldg 155,500 Total 200,700

Valuation Report

Map/Lot:

R01-002-B

Account: 2278 Card: 1 of 1

Location:

28 RUMERILL ROAD

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 03/18/2003
 Sale Price 10,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B3020P0250 (03/03)
 Reference 2 R-01-2/B
 Tran/Land/Bldg 1 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.72	Acres-Rear Land 1-10	2,000.00	1,440	100%		1,440
Total Acres 1.72					Land Total	41,040

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1970	64	D 100	337	Avq-	65%	100%	100%	219
Frame Shed	2007	64	D 100	337	Fair	72%	100%	100%	243
12' Mobile Home	1970	12X60	D 100	51,588	Fair	30%	50%	100%	7,738
720 SFLA						Outbuilding Total			8,200
Acpt Land		41,000	Accepted Bldg		8,200	Total			49,200

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
Total Acres 1.00			Land Total			39,600

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,512 Sqft	Grade D 100	Base	86,913
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,848
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2021	0	TYPICAL	TYPICAL	Average	Typical	73,065	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		92%	100%	100%	67,220

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2021	64	C 100	392	Avq.	92%	100%	100%	361
1,512 SFLA									361
Outbuilding Total									361

Acpt Land 39,600 **Accepted Bldg** 67,600 **Total** 107,200

WISCASSET
 Name: COLBY, DAMIEN

Valuation Report

09/13/2022

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Map/Lot:

R01-002-C

Account: 2731 Card: 1 of 1

Location:

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Above Street
 Utilities
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adi	3,600.00	3,600	100%		3,600
0.10	Acres-Rear Land 1-10	2,000.00	200	100%		200
Total Acres 1.10					Land Total	39,800

Acpt Land	39,800	Accepted Bldg	0	Total	39,800
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Valuation Report

Map/Lot:

R01-003

Account: 51 Card: 1 of 1

Location:

RUMERILL ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	05/16/2016
Sale Price	32,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1 B0000P0000
 Reference 2 R-01-003/00 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
4.00	Acres-Rear Land 1-10	2,000.00	8,000	100%		8,000
Total Acres 5.00					Land Total	47,600

Accpt Land	47,600	Accepted Bldg	0	Total	47,600
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WISCASSET

Valuation Report

09/13/2022

Name: RUMRILL PRESERVATION GROUP

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C/O MAC CAPITAL PARTNERS, INC.

Map/Lot:

R01-004

Account: 52 Card: 1 of 1

Location:

RUMERILL ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL

Topography Level

Utilities NoWater/NoSewer

Street Paved

Reference 1 B1529P0277

Reference 2 R-01-004/00 0000000000

Tran/Land/Bldg 8 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
12.00	R 20+-Rear 20+	500.00	6,000	100%		6,000
Total Acres 33.00					Land Total	75,600

Acpt Land	75,600	Accepted Bldg	0	Total	75,600
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Name: WEST, GREGORY N

WEST, NICHOLAS W

Map/Lot:

R01-006

Account: 54 Card: 1 of 1

Location: 138 RUMERILL ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 12/01/1992
Sale Price: 47,500
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Renovations

Reference 1: B2820P0289
Reference 2: R-01-006/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1985, 0, TYPICAL, TYPICAL, Average, Typical, 107,623.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 83%, 100%, 100%, 89,327.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include 1.5 Story/BSMT, 1.50 ST GARAGE.., 2,232 SFLA.

Acpt Land 41,000 Accepted Bldg 171,400 Total 212,400

Neighborhood: RURAL WEST
Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 05/31/2012
Sale Price: 105,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B4530P0247
Reference 2: R-01-007/00 0000000000
Tran/Land/Bldg: 1 1 2
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.70	Acres-Rear Land 1-10	2,000.00	3,400	100%		3,400
Total Acres 2.70						Land Total 43,000

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,040 Sqft	Grade D 100	Base	59,781
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,525
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,270
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	TYPICAL	TYPICAL	Average	Inadeq.	51,917
Functional Obsolescence						Value(Rcnd)
None						44,202
Economic Obsolescence						
None						
Phys. %						
86%						
Func. %						
99%						
Econ. %						
100%						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	1991	27	C 100	425	Avq-	75%	100%	100%	319
Wood Deck	1991	80	C 100	966	Avq-	75%	100%	100%	724
Frame Garage	1991	576	C 100	16,493	Avq.	84%	100%	100%	13,854
Wood Deck	2006	24	C 100	395	Avq-	82%	100%	100%	324
Frame Shed	2019	150	D 100	789	Avq-	82%	100%	100%	647
1,040 SFLA									Outbuilding Total 15,868

Acpt Land 43,000 **Accepted Bldg** 60,100 **Total** 103,100

WISCASSET
 Name: MAIN, JAMES C J/T
 MAIN, JUDITH L

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09/13/2022

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Account: 56 Card: 1 of 1

Map/Lot:
 Location:

R01-007-A
 332 WILLOW LANE

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1226P0159 B3645P0022
 Reference 2 R-01-007/A0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600	
6.10	Acres-Rear Land 1-10	2,000.00	12,200	100%		12,200	
Total Acres 7.10						Land Total	51,800

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 95	Base	142,305
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	144,787
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		81%	100% 100%	117,277

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Open Frame Porch	1980	288	B 95	6,622	Avq.	81%	100%	100%	5,364	
Wood Deck	2006	160	B 95	1,947	Avq.	81%	100%	100%	1,577	
Frame Shed	1980	100	D 100	526	Poor	43%	100%	100%	226	
Frame Shed	1980	64	D 100	337	Poor	43%	100%	100%	145	
1.75 ST GARAGE..	2006	840	C 100	58,674	Avq.	92%	100%	100%	53,980	
Canopy	2006	252	C 100	2,612	Avq.	92%	100%	100%	2,403	
Canopy	2006	351	C 100	3,607	Avq.	92%	100%	100%	3,318	
1,764 SFLA									Outbuilding Total	67,013

Acpt Land 51,800 **Accepted Bldg** 184,300 **Total** 236,100

Neighborhood: RURAL WEST
Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 12/01/1999
Sale Price: 110,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B2524P144B2765P25
Reference 2: R-01-007/B0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): 50 0 0 Land Schedule: 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.14	Acres-Rear Land 1-10	2,000.00	280	100%		280
Total Acres 1.14						Land Total: 39,880

Dwelling Description

Replacement Cost New

Log	Two Story	768 Sqft	Grade C 105	Base	132,233
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,964
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	2013	TYPICAL	TYPICAL	Average	Typical	138,197
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	84%	100%	100%	116,085	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1986	144	C 100	881	Avq.	82%	100%	100%	722
Wood Deck	1998	120	C 100	1,374	Avq.	88%	100%	100%	1,209
Frame Shed	2009	60	D 100	316	Avq.	92%	100%	100%	291
1S AD/GAR.....	2013	672	C 105	47,507	Avq.	92%	100%	100%	43,706
Encl Frame Porch	2013	100	C 105	3,807	Avq.	92%	100%	100%	3,502
Patio	2013	390	C 100	3,134	Avq.	92%	100%	100%	2,883
1.25 ST GARAGE..	2020	840	C 100	35,687	Avq.	92%	100%	100%	32,832
ONE STORY FRAME	2021	200	C 100	12,552	Avq.	92%	50%	100%	5,774
1,736 SFLA									Outbuilding Total: 90,919

Acpt Land	39,900	Accepted Bldg	207,000	Total	246,900
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WISCASSET

Valuation Report

09/13/2022

Name: DORAY, DAVID M JR

Page 20

WENTWORTH, SALLEY DORAY

Map/Lot:

R01-007-C

Account: 58 Card: 1 of 1

Location:

282 WILLOW LANE

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 09/02/2016
Sale Price 19,900
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B1479P0173 B4771P0038

Reference 2 R-01-007/C0 0000000000

Tran/Land/Bldg 1 1 2

FARM LAND 0 OPEN SPACE 0

Exemption(s) 50 0 0 Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value (36,000.00) and 1.00 Acres-HS Size Adj (3,600.00).

Outbuildings/Additions/Improvements

Table with 11 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Percent Good, Value Rcnld. Rows include Frame Shed (1,170) and 10' Mobile Home (5,835).

Acpt Land 39,600 Accepted Bldg 7,000 Total 46,600

Name: UNDERWOOD, AMBER-LEIGH

UNDERWOOD, JOSHUA J

Map/Lot:

R01-007-D

Account: 59 Card: 1 of 1

Location:

124 RUMERILL ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Rolling
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 01/31/2020
Sale Price: 265,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B3413P043 (12/04)
Reference 2: R-01-007/D0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): 50 0 0 Land Schedule: 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Price/Unit, Grade, Replacement Cost New, Value. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes sub-section for Outbuildings/Additions/Improvements with columns for Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld.

Acpt Land

45,600

Accepted Bldg

201,500 Total

247,100

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/23/2011
 Sale Price 4,700
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B4411P0245
 Reference 2 R-01-007/E0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
4.50	Acres-Rear Land 1-10	2,000.00	9,000	100%		9,000
Total Acres 5.50						Land Total 48,600

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 3/4 Story ALUM/VINYL 1 OTHER Units-0	644 Sqft Masonry Trim Roof Cover	Grade D 100 None Asphalt Shingles	Base Trim Roof	71,569 0 0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-2,753
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	5	Add Fixtures	0	Plumbing	0
Baths	1	Half Baths	0	Attic	0
Attic	None			Fireplace	0
FirePlaces	0			Insulation	-1,376
Insulation	Minimal			Unfinished	0
Unfin. Living Area	NONE				

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	TYPICAL	TYPICAL	Fair	Typical	67,440
Functional Obsolescence						Value(Rcnld)
None						28,325
Economic Obsolescence						
None						
Phys. %						
42%						
Func. %						
100%						
Econ. %						
100%						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1930	405	D 100	25,805	Fair	42%	100%	100%	10,838
Unfinished Attic	1930	405	D 100	1,519	Fair	42%	100%	100%	638
Frame Shed	1930	48	D 100	253	Poor	25%	100%	100%	63
Frame Shed	1930	240	D 100	1,263	Fair	42%	100%	100%	530
Open Frame Porch	2001	25	D 100	633	Avq.	89%	100%	100%	563
Frame Shed	2020	384	C 100	2,350	Avq.	92%	100%	100%	2,162
1,532 SFLA									14,794
Outbuilding Total									14,794

Accept Land	48,600	Accepted Bldg	43,100	Total	91,700
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Neighborhood: RURAL WEST
Zoning/Use: RURAL
Topography: Rolling
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 05/28/2004
Sale Price: 0
Sale Type: Land Only
Financing: Unknown
Verified: Public Record
Validity: Related Parties

Reference 1: B3302P0238 B3645P0219
Reference 2: R-01-7/F
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
2.90	Acres-Rear Land 1-10	2,000.00	5,800	100%		5,800
Total Acres 3.90						Land Total 45,400

Dwelling Description

Replacement Cost New

Ranch	One Story	720 Sqft	Grade C 100	Base	66,027
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,668
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,812
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2005	0	TYPICAL	TYPICAL	Average	Typical	55,547			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		91%	100% 100%	50,548			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Canopy	2006	20	D 100	241	Avq.	92%	100%	100%	222
Frame Shed	2006	96	D 100	506	Avq.	92%	100%	100%	466
Frame Shed	2007	64	C 100	392	Avq-	82%	100%	100%	321
ONE STORY FRAME	2007	192	C 100	12,050	Avq.	91%	100%	100%	10,966
TWO STORY FRAME	2013	448	C 100	45,826	Avq.	91%	100%	100%	41,702
1,808 SFLA						Outbuilding Total			53,677
Acpt Land		45,400		Accepted Bldg		104,200		Total	149,600

Name: DUNNING, SAMANTHA A

DUNNING, BRITTNEY

Map/Lot:

R01-007-G

Account: 6 Card: 1 of 1

Location:

298 WILLOW LANE

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Sale Data
Sale Date 06/29/2020
Sale Price 277,477
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B1670P0152 B4290P0222
Reference 2 R-01-0007-G
Tran/Land/Bldg 1 1 15
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Value, Condition, Replacement Cost, Total. Rows include Conventional Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, and Outbuilding Total.

Acpt Land 47,200 Accepted Bldg 129,700 Total 176,900

Name: SOPER,JOHN & CORDEIRO, MARGARET

SOPER, JOAN D & MCEARNEY, CAROLYN

Map/Lot:

R01-008

Account: 61

Card: 1 of 3

Location:

364 WILLOW LANE

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 07/08/2010
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B0594P0499 B4296P0291

Reference 2 R-01-008/00 0000000000

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, Acres-Rear Land 11-20, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Spec, Condition, Replacement Cost, Value. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1975, 0 TYPICAL, TYPICAL, Fair, Typical, 44,998, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld), 26,099.

Outbuildings/Additions/Improvements

Table with 11 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value, Rcnld. Rows include ONE STORY FRAME, Frame Shed, ONE STORY FRAME, and 1,280 SFLA.

Acpt Land

63,400

Accepted Bldg

62,700

Total

126,100

Name: SOPER,JOHN & CORDEIRO, MARGARET

SOPER, JOAN D & MCEARNEY, CAROLYN

Map/Lot:

R01-008

Account: 61

Card: 2 of 3

Location:

364 WILLOW LANE

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 07/08/2010
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B0594P0499
Reference 2 R-01-008/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 6 0 Land Schedule 103

Table with columns: Dwelling Description, Replacement Cost New. Rows include Other, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld), Outbuildings/Additions/Improvements.

Acpt Land

0 Accepted Bldg

31,900 Total

31,900

Name: SOPER,JOHN & CORDEIRO, MARGARET

SOPER, JOAN D & MCEARNEY, CAROLYN

Map/Lot:

R01-008

Account: 61

Card: 3 of 3

Location:

364 WILLOW LANE

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 07/08/2010
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B0594P0499
Reference 2 R-01-008/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 6 0 Land Schedule 103

Table with columns: Dwelling Description, Replacement Cost New. Rows include Other, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld), Outbuildings/Additions/Improvements, Acpt Land, Accepted Bldg.

WISCASSET

Valuation Report

09/13/2022

Name: SOPER,JOHN & CORDEIRO, MARGARET

Page 28

SOPER, JOAN D & MCEARNEY, CAROLYN

Map/Lot:

R01-008

Account: 61

Location:

364 WILLOW LANE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	63,400	62,700	126,100	63,400	62,700	126,100
2	0	31,900	31,900	0	31,900	31,900
3	0	18,500	18,500	0	18,500	18,500
TOTAL	63,400	113,100	176,500	63,400	113,100	176,500

Neighborhood RURAL WEST
Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 05/11/2015
Sale Price 179,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B485P0091
Reference 2 R-01-008/B0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.92	Acres-Rear Land 1-10	2,000.00	1,840	100%		1,840
Total Acres 1.92						Land Total 41,440

Dwelling Description

Replacement Cost New

Log	One Story	1,038 Sqft	Grade B 95	Base	116,222
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	900 Sqft, Grade B	Basement Gar	None	Fin Bsmt	43,785
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTH	0
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,723
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,578
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	169,308
Functional Obsolescence						Value(Rcnld)
None						140,526

Outbuildings/Additions/Improvements		Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Description	Year								
1.75 Story/BSMT	1985	332	B 95	37,109	Avq.	81%	100%	100%	30,058
Frame Shed	1985	256	B 100	1,802	Avq.	81%	100%	100%	1,460
MH BASEMENT.....	1985	160	D 100	826	Avq.	81%	100%	100%	669
Frame Garage	1985	493	C 100	14,603	Avq.	81%	100%	100%	11,828
1 Story/BASEMENT	1985	272	B 100	23,175	Avq.	81%	100%	100%	18,772
Wood Deck	2006	44	C 100	599	Avq.	92%	100%	100%	551
AV POLE SHED....	1985	160	D 100	693	Avq.	81%	100%	100%	561
1,891 SFLA									Outbuilding Total 63,899

Acpt Land

41,400

Accepted Bldg

204,400

Total

245,800

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B3191P0056 (11/03)
Reference 2 R-01-008/C
Tran/Land/Bldg 1 1 15
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.25	Acres-Rear Land 1-10	2,000.00	500	100%		500
Total Acres 1.25			Land Total			40,100

Dwelling Description				Replacement Cost New	
Double Wide	One Story	1,012 Sqft	Grade D 100	Base	58,172
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,269
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2018	0	TYPICAL	TYPICAL	Average	Typical	51,834			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	92%	100%	100%	47,687				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2018	36	C 100	517	Avg.	92%	100%	100%	476
1,012 SFLA						Outbuilding Total			476

Acpt Land 40,100 **Accepted Bldg** 48,200 **Total** 88,300

Name: BURCHSTEAD, AMY J/T

BURCHSTEAD, JEFFREY R

Map/Lot:

R01-009

Account: 64 Card: 1 of 2

Location: 75 HIDDEN PASTURE LANE

Neighborhood RURAL WEST
 Tree Growth 2005
 Zoning/Use RURAL
 Topography Level
 Utilities Septic SystemDrilled Well
 Street Gravel

Reference 1 B3026P0252 B4436P0315 & P0320
 Reference 2 R-01-009/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
2.00	Acres-Rear Land 11-20	1,000.00	2,000	100%		2,000
35.00	Acres-Softwood	300.00	10,500	100%		10,500
46.00	Acres-Mixed Wood	370.00	17,020	100%		17,020
35.00	Acres-Hardwood	241.00	8,435	100%		8,435
					Land Total	97,555

Dwelling Description				Replacement Cost New		
Conventional	Two Story	882 Sqft	Grade B 105	Base		151,861
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt		4,306
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	6	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		4,115
Attic	Full Finished			Attic		13,361
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout			Total		
2009	0	TYPICAL	TYPICAL	Average	Typical			173,643		
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
Incomplete	None	92%	85%	100%	135,789					

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2003	480	D 100	4,340	Fair	70%	100%	100%	3,038
Wood Deck	2009	168	C 100	1,864	Avq.	92%	100%	100%	1,715
1 Story/BASEMENT	2009	378	C 105	29,406	Avq.	92%	80%	100%	21,643
Res. Greenhouse	2009	504	C 105	18,759	Avq.	92%	70%	100%	12,081
Frame Shed	2009	30	C 105	193	Avq.	92%	100%	100%	178
Open Frame Porch	2009	85	C 105	2,048	Avq.	92%	100%	100%	1,884
Wood Deck	2017	50	D 100	568	Avq.	92%	100%	100%	523
2,142 SFLA									41,062
Outbuilding Total									41,062

Acpt Land 97,600 Accepted Bldg 176,900 Total 274,500

WISCASSET

Valuation Report

09/13/2022

Name: BURCHSTEAD, AMY J/T

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BURCHSTEAD, JEFFREY R

Map/Lot:

R01-009

Account: 64 Card: 2 of 2

Location: 75 HIDDEN PASTURE LANE

Neighborhood RURAL WEST
 Tree Growth 2005
 Zoning/Use RURAL
 Topography Level
 Utilities Septic SystemDrilled Well
 Street Gravel

Reference 1 B3026P0252 B4436P0315 & P0320
 Reference 2 R-01-009/00 0000000000
 Tran/Land/Bldg 1 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
6.00	Acres-Wasteland	60.00	360	100%		360
Total Acres 6.00				Land Total		360

Acpt Land 400 **Accepted Bldg** 0 **Total** 400

WISCASSET

Valuation Report

09/13/2022

Name: BURCHSTEAD, AMY J/T

Page 33

BURCHSTEAD, JEFFREY R

Map/Lot:

R01-009

Account: 64

Location:

75 HIDDEN PASTURE LANE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	97,600	176,900	274,500	97,600	176,900	274,500
2	400	0	400	400	0	400
TOTAL	98,000	176,900	274,900	98,000	176,900	274,900

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Septic SystemDrilled Well
Street Gravel

Sale Data
Sale Date 12/30/2011
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B4436P0313 B4479P0314
Reference 2 R-01-009-A
Tran/Land/Bldg 0 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.50	Acres-Rear Land 1-10	2,000.00	1,000	100%		1,000
Total Acres 1.50					Land Total	40,600

Dwelling Description

Replacement Cost New

Modern/Contemp.	Two Story	896 Sqft	Grade B 100	Base	149,864
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-5,853
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,919
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2012	0	TYPICAL	TYPICAL	Above Average	Typical	147,930
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		97%	100%	100%
						143,492

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2013	192	B 100	7,623	Avq+	97%	100%	100%	7,394
Wood Deck	2013	50	C 100	660	Avq.	92%	100%	100%	607
Wood Deck	2013	240	C 100	2,598	Avq.	92%	100%	100%	2,390
1,792 SFLA									
Outbuilding Total									10,391

Accpt Land 40,600 **Accepted Bldg** 153,900 **Total** 194,500

Name: JAMES, JR., FRANKLIN T.

JAMES, CAROL A

Map/Lot:

R01-010

Account: 65 Card: 1 of 1

Location: 438 WILLOW LANE

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 08/01/1996
Sale Price 75,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2804P0146 (02/02)
Reference 2 R-01-010/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 1960, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Below Average, Layout Typical, Total 90,308.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include ONE STORY FRAME, Wood Deck, Frame Shed, Encl Frame Porch, Wood Deck, Wood Deck, 1,520 SFLA, and Outbuilding Total.

Accept Land 44,300 Accepted Bldg 88,700 Total 133,000

Name: DELANO, TALBOT E

DELANO, LINDA M

Map/Lot:

R01-011

Account: 68 Card: 1 of 1

Location:

3 OUTBACK ROAD

Neighborhood RURAL WEST

Zoning/Use SHORE STREAM PRO RU
Topography Level
Utilities NoWater/NoSewer
Street Paved

Reference 1 B1594P0003

Reference 2 R-01-011 0000000000

Tran/Land/Bldg 6 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value and 0.34 Acres-HS Size Adj.

Outbuildings/Additions/Improvements

Table with 11 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Outbuilding Total, Value Rcnld. Rows include Frame Shed, 16' Mobile Home, and Wood Deck.

Acpt Land 37,200 Accepted Bldg 23,700 Total 60,900

Neighborhood: RURAL WEST

Zoning/Use: SHORE STREAM PRO
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B1656P0133
Reference 2: R-01-012/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
7.00	Acres-Rear Land 11-20	1,000.00	7,000	100%		7,000
Total Acres 18.00						66,600

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	840 Sqft	Grade B 100	Base	130,683
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	340 Sqft, Grade C	Basement Gar	None	Fin Bsmt	15,141
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,919
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,871
Insulation	Minimal			Insulation	-2,058
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	0	TYPICAL	TYPICAL	Above Average	Typical	153,556
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	100%	100%	115,167	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1982	240	B 100	20,449	Avq+	75%	100%	100%	15,337
1 Story/BASEMENT	1995	425	B 100	36,211	Avq+	75%	100%	100%	27,158
Frame Garaqe	1973	756	C 100	20,594	Avq.	75%	100%	100%	15,446
Canopy	1973	420	D 100	3,698	Avq.	75%	100%	100%	2,774
Frame Shed	1973	144	D 100	758	Avq.	75%	100%	100%	568
1 ST BARN.....	1973	624	C 100	16,871	Avq.	75%	100%	100%	12,653
1SFr Overhanq	1995	20	B 100	1,443	Avq+	75%	100%	100%	1,082
Open Frame Porch	1982	144	B 100	3,617	Avq+	75%	100%	100%	2,713
Patio	1820	342	B 100	3,181	Avq+	75%	100%	100%	2,386
Frame Shed	1820	240	D 100	1,263	Fair	42%	100%	100%	530
1,945 SFLA									
Outbuilding Total									80,647

Acpt Land 66,600 Accepted Bldg 195,800 Total 262,400

WISCASSET
 Name: AMIRAULT, CARL S

Valuation Report

09/13/2022

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Map/Lot: R01-012

Account: 67 Card: 2 of 2

Location: 315 LOWELLTOWN ROAD

Neighborhood RURAL WEST

Zoning/Use SHORE STREAM PRO
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1656P0133
 Reference 2 R-01-012/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Canopy	1820	120	E 100	951	Fair	42%	100%	100%	399
1,945 SFLA									399
Accpt Land						0	Accepted Bldg		400
						400	Total		400

WISCASSET
Name: AMIRAULT, CARL S

Valuation Report

09/13/2022

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Map/Lot:

R01-012

Account: 67

Location:

315 LOWELLTOWN ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	66,600	195,800	262,400	66,600	195,800	262,400
2	0	400	400	0	400	400
TOTAL	66,600	196,200	262,800	66,600	196,200	262,800

WISCASSET
 Name: DELANO, TALBOT E
 DELANO, LINDA

Valuation Report

09/13/2022

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Account: 66 Card: 1 of 2

Map/Lot:
 Location:

R01-012-A
 458 WILLOW LANE

Neighborhood: RURAL WEST

Zoning/Use: RURAL
 Topography: Rolling
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B0844P0072
 Reference 2: R-01-012/A0 0000000000
 Tran/Land/Bldg: 6 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
Total Acres 11.00						59,600

Dwelling Description				Replacement Cost New	
Other	One & 1/2 Story	896 Sqft	Grade C 100	Base	109,092
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	896 Sqft, Grade	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	1	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,408
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Below Average	Typical	112,500
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		71%	90%	100%
						71,887

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1977	604	C 100	6,311	Avq.	77%	100%	100%	4,859
1.75 ST GARAGE..	1977	768	C 100	53,645	Avq.	77%	100%	100%	41,307
Frame Garage	1999	512	D 100	12,930	Avq.	88%	100%	100%	11,378
Frame Shed	2000	512	D 100	2,694	Avq.	89%	100%	100%	2,398
Frame Shed	2003	64	C 100	392	Avq.	90%	100%	100%	353
1,344 SFLA									60,295

Acpt Land	59,600	Accepted Bldg	132,200	Total	191,800
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WISCASSET

Valuation Report

09/13/2022

Name: DELANO, TALBOT E

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DELANO, LINDA

Map/Lot:

R01-012-A

Account: 66 Card: 2 of 2

Location:

21 OUTBACK ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL

Topography Rolling

Utilities Drilled WellSeptic System

Street Paved

Reference 1 B0844P0072

Reference 2 R-01-012/A0 0000000000

Tran/Land/Bldg 6 1 3

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
						Phy	Func	Econ		
14' Mobile Home	1995	14X57	D 100	57,596	Fair	45%	50%	100%	12,883	
2,142 SFLA									12,883	
Accpt Land						0	Accepted Bldg		12,900	Total
									12,900	

WISCASSET

Valuation Report

09/13/2022

Name: DELANO, TALBOT E

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DELANO, LINDA

Map/Lot:

R01-012-A

Account: 66

Location:

21 OUTBACK ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	59,600	132,200	191,800	59,600	132,200	191,800
2	0	12,900	12,900	0	12,900	12,900
TOTAL	59,600	145,100	204,700	59,600	145,100	204,700

WISCASSET

Valuation Report

09/13/2022

Name: DELANO, TALBOT E

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DELANO, LINDA M

Map/Lot:

R01-012-A02

Account: 2308 Card: 1 of 1

Location:

20 OUTBACK ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level

Utilities Drilled WellSeptic System

Street Paved

Sale Data	
Sale Date	03/22/2006
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1 B0000P0000

Reference 2 R-1-12/A2

Tran/Land/Bldg 6 1 3

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	2002	320	D 100	2,936	Avg-	80%	100%	100%	2,349
Frame Shed	2000	40	D 100	211	Avg-	79%	100%	100%	167
Frame Shed	2003	256	D 100	1,348	Avg.	90%	100%	100%	1,213
14' Mobile Home	2000	14X68	D 100	66,190	Avg.	77%	50%	100%	25,373
952 SFLA						Outbuilding Total			29,102
Acpt Land		0	Accepted Bldg		29,100	Total			29,100

WISCASSET
 Name: RINES, LARRY L J/T
 RINES, CAROLANN

Valuation Report

09/13/2022

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Account: 69 Card: 1 of 2

Map/Lot: R01-012-B
 Location: 418 WILLOW LANE

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: RollingLevel
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 06/19/2012
 Sale Price: 0
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B4536P0258
 Reference 2: R-01-012/B0 0000000000
 Tran/Land/Bldg: 6 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 2 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.94	Acres-Rear Land 1-10	2,000.00	3,880	100%		3,880
Total Acres 2.94						Land Total 43,480

Dwelling Description

Replacement Cost New

Ranch	One Story	1,680 Sqft	Grade C 105	Base	168,368
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-18,787
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,578
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1989	0	TYPICAL	TYPICAL	Below Average	Typical	153,159			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		75%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1989	300	C 100	3,210	Avq-	74%	100%	100%	2,375
Wood Deck	1989	128	C 100	1,456	Avq-	74%	100%	100%	1,077
Frame Shed	1989	192	C 100	1,175	Avq.	83%	100%	100%	975
Frame Garage	2010	1008	C 100	26,334	Avq.	92%	100%	100%	24,227
1,680 SFLA									Outbuilding Total 28,654

Acpt Land 43,500 **Accepted Bldg** 143,500 **Total** 187,000

WISCASSET
 Name: RINES, LARRY L J/T
 RINES, CAROLANN

Valuation Report

09/13/2022

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Account: 69 Card: 2 of 2

Map/Lot: R01-012-B
 Location: 418 WILLOW LANE

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 06/19/2012
 Sale Price: 0
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B1487P0011
 Reference 2: R-01-012/B0 0000000000
 Tran/Land/Bldg: 6 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 2 0 Land Schedule 103

Dwelling Description				Replacement Cost New	
Conventional	One Story	988 Sqft	Grade C 100	Base	86,289
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,522
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout			Total	
Built	Renovated	Kitchens	Baths	Condition	Layout			Total	
1986	0	TYPICAL	TYPICAL	Average	Typical			75,767	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	84%	100%	100%	63,644				
Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	2015	160	D 100	842	Avq.	92%	100%	100%	775
988 SFLA						Outbuilding Total			775
Acpt Land		0	Accepted Bldg		64,400	Total		64,400	

WISCASSET

Valuation Report

09/13/2022

Name: RINES, LARRY L J/T

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RINES, CAROLANN

Map/Lot:

R01-012-B

Account: 69

Location:

418 WILLOW LANE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	43,500	143,500	187,000	43,500	143,500	187,000
2	0	64,400	64,400	0	64,400	64,400
TOTAL	43,500	207,900	251,400	43,500	207,900	251,400

Name: BURCHSTEAD, AMY

BURCHSTEAD, JEFFREY

Map/Lot:

R01-012-C

Account: 70 Card: 1 of 1

Location:

446 WILLOW LANE

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 04/23/2018
Sale Price 101,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Foreclosure

Reference 1 B4490P0261
Reference 2 R-01-012/CO 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Conventional Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes sub-table for Outbuildings/Additions/Improvements.

Acpt Land

42,800

Accepted Bldg

171,500 Total

214,300

Name: TORRE, ALBERT F

TORRE, DEBORAH G

Map/Lot:

R01-013

Account: 71 Card: 1 of 1

Location: 295 LOWELLTOWN ROAD

Neighborhood RURAL WEST

Zoning/Use SHORE STREAM PRO RU
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 10/02/2017
Sale Price 500,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2138P0195
Reference 2 R-01-013/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, Acres-Rear Land 11-20, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Units, Price/Unit, Condition, Replacement Cost New, Value. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, and Phys. %.

Outbuildings/Additions/Improvements

Table with 11 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include 1 Story/BASEMENT, 2 Story/BASEMENT, Frame Shed, Wood Deck, 1.5 Story/BSMT, Frame Garage, ONE STORY FRAME, 1.50 ST BARN..., Frame Shed, and 4,202 SFLA.

Acpt Land 63,600 Accepted Bldg 405,600 Total 469,200

Neighborhood: RURAL WEST

Zoning/Use: SHORE STREAM PRO RU
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B1945P0183
Reference 2: R-01-014/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
7.00	Acres-Rear Land 11-20	1,000.00	7,000	100%		7,000
Total Acres 18.00						Land Total 66,600

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	816 Sqft	Grade C 105	Base	105,373
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-3,650
Rooms	5	HEARTH		HEARTH	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1980	0	TYPICAL	TYPICAL	Average	Typical	101,723			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		81%	100% 100%	82,396			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1980	368	C 100	3,904	Avq.	79%	100%	100%	3,084
AB.GR. POOL.....	1980	1	C 100	1,000	Avq.	99%	100%	100%	990
1.50 ST GARAGE..	1998	896	C 100	51,899	Avq.	88%	100%	100%	45,671
1,224 SFLA									49,745
						Outbuilding Total			49,745

Acpt Land 66,600 **Accepted Bldg** 132,100 **Total** 198,700

Name: WOODMAN, FAYE A J/T

WOODMAN, WAYNE W

Map/Lot:

R01-015

Account: 73 Card: 1 of 1

Location: 207 LOWELLTOWN ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 12/30/2011
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B1969P0317 B4478P0207

Reference 2 R-01-015/00 0000000000

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Dwelling Description, Price/Unit, Grade, Replacement Cost New, Value. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, and Value(Rcnld).

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Row includes Frame Garage and Outbuilding Total.

Acpt Land 47,900 Accepted Bldg 135,700 Total 183,600

Account: 74 Card: 1 of 2

Location: 191 LOWELLTOWN ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B1683P0011
Reference 2 R-01-015/A0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
2.00	Acres-Rear Land 1-10	2,000.00	4,000	100%		4,000
Total Acres 3.00					Land Total	43,600

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 3/4 Story WOOD SHINGLE 1 OTHER Units-0	896 Sqft Masonry Trim Roof Cover	Grade C 105 None Asphalt Shingles	Base Trim Roof	121,573 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-6,429
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0	Plumbing	0
Baths	1	Half Baths	0	Attic	0
Attic	None			Fireplace	0
FirePlaces	0			Insulation	0
Insulation	Full			Unfinished	0
Unfin. Living Area	NONE				

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	115,144
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		84%	100% 100%	96,721

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1986	352	C 100	3,740	Avq.	82%	100%	100%	3,067
Frame Shed	2000	96	C 100	588	Avq.	89%	100%	100%	523
1,568 SFLA						Outbuilding Total			3,590

Acpt Land 43,600 **Accepted Bldg** 100,300 **Total** 143,900

WISCASSET
 Name: WHITE, HOLLY M

Valuation Report

09/13/2022

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Map/Lot:

R01-015-A

Account: 74 Card: 2 of 2

Location: 191 LOWELLTOWN ROAD

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1683P0011
 Reference 2 R-01-015/A0 0000000000
 Tran/Land/Bldg 1 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
ONE STORY FRAME	1986	120	E 100	5,573	Fair	61%	100%	100%	3,400
Frame Shed	1986	96	E 100	435	Poor	47%	100%	100%	204
14' Mobile Home	1972	14X60	D 100	59,940	Fair	30%	50%	100%	8,991
2,528 SFLA									
						Outbuilding Total			12,595
Acpt Land			0	Accepted Bldg		12,600	Total		12,600

WISCASSET
Name: WHITE, HOLLY M

Valuation Report

09/13/2022

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Map/Lot:

R01-015-A

Account: 74

Location:

191 LOWELLTOWN ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	43,600	100,300	143,900	43,600	100,300	143,900
2	0	12,600	12,600	0	12,600	12,600
TOTAL	43,600	112,900	156,500	43,600	112,900	156,500

WISCASSET
 Name: MAJOR, JR., RUSSELL W.
 MAJOR, JANET H

Valuation Report

09/13/2022

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Account: 75 Card: 1 of 1

Map/Lot: R01-015-B
 Location: 181 LOWELLTOWN ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
 Topography: Rolling
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B1427P0349
 Reference 2: R-01-015/B0 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
2.00	Acres-Rear Land 1-10	2,000.00	4,000	100%		4,000
Total Acres 3.00						Land Total 43,600

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,176 Sqft	Grade D 100	Base	67,599
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-5,026
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built 1996	Renovated 2002	Kitchens TYPICAL	Baths TYPICAL	Condition Average	Layout Typical	Total
None	None	None	None	88%	100%	62,573
Functional Obsolescence						Value(Rcnld)
None						55,064

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2002	48	D 100	550	Avq.	88%	100%	100%	484
ONE STORY FRAME	2002	224	D 100	12,090	Avq.	88%	100%	100%	10,639
Open Frame Porch	2002	96	D 100	1,869	Avq.	88%	100%	100%	1,645
Frame Shed	2004	120	D 100	631	Avq.	88%	100%	100%	555
Wood Deck	2004	80	D 100	831	Avq.	88%	100%	100%	731
Patio	2004	484	D 100	3,314	Avq.	88%	100%	100%	2,916
Encl Frame Porch	2007	220	C 100	7,544	Avq.	92%	100%	100%	6,940
Barn 1S	2014	768	E 100	14,876	Avq.	92%	100%	100%	13,686
1,400 SFLA						Outbuilding Total			37,596

Acpt Land 43,600 **Accepted Bldg** 92,700 **Total** 136,300

Neighborhood: RURAL WEST
Zoning/Use: RURAL
Topography: Rolling
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 11/12/2014
Sale Price: 129,900
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Other Non Valid

Reference 1: B4819P0239
Reference 2: R-01-015-C
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600	
3.10	Acres-Rear Land 1-10	2,000.00	6,200	100%		6,200	
Total Acres 4.10						Land Total	45,800

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,400 Sqft	Grade C 100	Base	124,767
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1283 Sqft, Grade C	Basement Gar	None	Fin Bsmt	57,134
Heating	100% Hot Water BB	Cooling	0%	Heat	0
Rooms	9	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,408
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	TYPICAL	TYPICAL	Average	Typical	185,309
Functional Obsolescence						Value(Rcnld)
None						166,778

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
Frame Shed	1970	576	D 100	3,032	Fair	52%	100%	100%	1,577
Wood Deck	2001	80	C 100	966	Avq.	89%	100%	100%	860
1SFr Overhang	2001	24	C 110	1,657	Avq.	89%	100%	100%	1,475
Open Frame Porch	2001	32	C 110	965	Avq.	89%	100%	100%	859
Frame Shed	2001			---- SOUND VALUE ----					1,000
Frame Shed	2001			---- SOUND VALUE ----					1,000
Outbuilding Total									6,771

Acpt Land	45,800	Accepted Bldg	173,500	Total	219,300
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Name: BOYKIN, ROSEANNE M

PINKHAM, LOUANNE L

Map/Lot:

R01-015-E

Account: 78 Card: 1 of 1

Location: 187 LOWELLTOWN ROAD

Neighborhood: RURAL WEST

Sale Data

Zoning/Use: SHORE STREAM PRO RU
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Date: 11/12/2009
Sale Price: 0
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Related Parties

Reference 1: B2107P0234 B4222P0291

Reference 2: R-01-015/E0 0000000000

Tran/Land/Bldg: 1 1 2

FARM LAND: 0 OPEN SPACE: 0

Exemption(s): Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Value, Condition, Replacement Cost, Value. Rows include Double Wide, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Summary table for Dwelling Condition with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcld).

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Wood Deck, Frame Garage, and Wood Deck.

Accpt Land: 59,600 Accepted Bldg: 91,100 Total: 150,700

WISCASSET
 Name: HENDERSHOT, JOSHUA L
 HENDERSHOT, ALEXIS A

Valuation Report

09/13/2022

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Account: 2604 Card: 1 of 1

Map/Lot: R01-015-F
 Location: 22 SWEET FERN ROAD

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Rolling
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 01/15/2016
 Sale Price: 283,500
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B4518P0256
 Reference 2:
 Tran/Land/Bldg: 0 1 11
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): 50 6 0 Land Schedule: 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adi	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
1.30	Acres-Rear Land 11-20	1,000.00	1,300	100%		1,300
Total Acres 12.30						60,900

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,120 Sqft	Grade B 100	Base	166,439
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,919
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	TYPICAL	TYPICAL	Average	Typical	170,358
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	156,729
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Frame Shed	2008	384	C 100	2,350	Avq.	2,162
1,960 SFLA						2,162

Acpt Land 60,900 **Accepted Bldg** 158,900 **Total** 219,800

Neighborhood: RURAL WEST
Zoning/Use: RURAL
Topography: RollingLevel
Utilities: Septic System
Street: Paved

Sale Data
Sale Date: 06/30/2016
Sale Price: 179,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B4502P0009
Reference 2: R-1-15-G
Tran/Land/Bldg: 8 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.10	Acres-Rear Land 1-10	2,000.00	2,200	100%		2,200
Total Acres 2.10					Land Total	41,800

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 1/2 Story CLAPBOARD 1 OTHER Units-0	864 Sqft Masonry Trim Roof Cover	Grade C 100 None Sheet Metal	Base Trim Roof	108,384 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,408
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
2006	0	TYPICAL	TYPICAL	Average	Typical	111,792				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)				
None		None		92%	100% 100%	102,849				
Outbuildings/Additions/Improvements						Value Rcnld				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
Wood Deck	2012	200	C 100	2,190	Avg.	92%	100%	100%	2,015	
1,296 SFLA									Outbuilding Total	2,015

Acpt Land 41,800 **Accepted Bldg** 104,900 **Total** 146,700

Name: DEION, TAMMY J

DEION, JUDY ANN

Map/Lot:

R01-016

Account: 79 Card: 1 of 1

Location: 173 LOWELLTOWN ROAD

Neighborhood RURAL WEST

Zoning/Use SHORE STREAM PRO
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 10/16/2020
Sale Price 186,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2248P0105
Reference 2 R-01-016/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area, Replacement Cost New. Rows include Conventional Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld), Outbuildings/Additions/Improvements, Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld, Outbuilding Total.

Acpt Land 43,200 Accepted Bldg 78,800 Total 122,000

Neighborhood: RURAL WEST
Zoning/Use: RURAL
Topography: Rolling
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 07/09/2007
Sale Price: 10,000
Sale Type: Land Only
Financing: Private Finance
Verified: Seller
Validity: Related Parties

Reference 1: B2248P107 B3882P0298
Reference 2: R-01-016/A
Tran/Land/Bldg: 1 1 2
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): 50 0 0 Land Schedule: 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
8.47	Acres-Rear Land 1-10	2,000.00	16,940	100%		16,940
Total Acres 9.47						Land Total: 56,540

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,768 Sqft	Grade D 100	Base	101,628
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,193
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,159
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1996	0	TYPICAL	TYPICAL	Below Average	Typical	86,207			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		78%	100%	100%			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1996	168	C 100	1,864	Avq.	87%	100%	100%	1,622
Barn 1S	2004	220	D 100	6,713	Avq-	81%	100%	100%	5,438
Frame Garage	2010	768	D 100	17,946	Avq.	92%	100%	100%	16,510
Frame Garage	2020	576	D 100	14,184	Avq.	92%	100%	100%	13,049
1,768 SFLA						Outbuilding Total			36,619

Acpt Land 56,500 **Accepted Bldg** 103,900 **Total** 160,400

Valuation Report

Map/Lot:

R01-016-B

Account: 2528 Card: 1 of 1

Location:

5 LOBSTER LANE

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 09/13/2007
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B3911P0101
 Reference 2 R-01-016-B
 Tran/Land/Bldg 0 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.00	Acres-Rear Land 1-10	2,000.00	2,000	100%		2,000
Total Acres 2.00						Land Total 41,600

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1.25 S Barn	2009	720	C 100	22,026	Avq.	92%	100%	100%	20,264
Frame Shed	2008	96	C 95	558	Avq.	92%	100%	100%	513
Barn 1S	2021	1320	D 100	27,941	Avq.	92%	100%	100%	25,706
Outbuilding Total									46,483

Acpt Land 41,600 **Accepted Bldg** 46,500 **Total** 88,100

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RURAL	Sale Date 10/02/2013
Topography	Rolling	Sale Price 0
Utilities	Drilled WellSeptic System	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1	B4718P0214
Reference 2	R01-016-C
Tran/Land/Bldg	9 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.00	Acres-Rear Land 1-10	2,000.00	2,000	100%		2,000
Total Acres 2.00					Land Total	41,600

Dwelling Description				Replacement Cost New	
Double Wide	One Story	1,456 Sqft	Grade D 100	Base	83,694
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,336
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,908
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,456	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2015	0	TYPICAL	TYPICAL	Average	Typical	74,266	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		92%	100%	100%	68,325
Acpt Land		41,600	Accepted Bldg		68,300	Total	109,900

WISCASSET

Valuation Report

09/13/2022

Name: FAIRFIELD, PETER I, JR.

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FAIRFIELD, NOELLE G

Map/Lot:

R01-016-D

Account: 2640 Card: 1 of 1

Location:

Neighborhood RURAL WEST

Zoning/Use SHORE STREAM PRO

Topography Rolling

Utilities

Street

Sale Data	
Sale Date	06/13/2016
Sale Price	10,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acres-Rear Land 11-20	1,000.00	3,000	100%		3,000
Total Acres 3.00				Land Total		3,000

Acpt Land	3,000	Accepted Bldg	0	Total	3,000
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WISCASSET
 Name: COLLAMORE, CYNTHIA E

Valuation Report

09/13/2022

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Map/Lot:

R01-016-E

Account: 2650 Card: 1 of 1

Location:

2 LOBSTER LANE

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Rolling
 Utilities
 Street Paved

Reference 1 B2248P107 B3882P0298

Reference 2 R-01-016/A

Tran/Land/Bldg 1 1 2

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.14	Acres-Rear Land 1-10	2,000.00	2,280	100%		2,280
Total Acres 2.14					Land Total	41,880

Accpt Land	41,900	Accepted Bldg	0	Total	41,900
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Name: FAIRFIELD, PETER I

FAIRFIELD, NOELLE G

Map/Lot:

R01-017

Account: 80 Card: 1 of 1

Location: 125 LOWELLTOWN ROAD

Neighborhood RURAL WEST

Zoning/Use SHORE STREAM PRO RU
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 01/07/2016
Sale Price 100,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4216P0141
Reference 2 R-01-017/00 0000000000
Tran/Land/Bldg 1 1 15
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, Acres-Rear Land 11-20, R 20+-Rear 20+, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Value, Grade/Type, Replacement Cost, and Value. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 2018, 0, TYPICAL, TYPICAL, Average, Typical, and 139,841.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Frame Garage, Canopy, and 1,458 SFLA.

Acpt Land 78,600 Accepted Bldg 147,800 Total 226,400

Valuation Report

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RURAL	Sale Date 10/14/2019
Topography	Level	Sale Price 16,000
Utilities	Drilled WellSeptic System	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Distressed Sale

Reference 1	B4286P0133		
Reference 2	R-01-017/A0 0000000000		
Tran/Land/Bldg	1	1	15
FARM LAND	0	OPEN SPACE	0
Exemption(s)	Land Schedule		103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
Total Acres 1.00					Land Total	39,600

Dwelling Description				Replacement Cost New	
Double Wide	One Story	966 Sqft	Grade C 100	Base	64,567
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,288
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,408
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2021	0	TYPICAL	TYPICAL	Average	Typical	57,687
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	92%	100%	100%	53,072	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2021	48	C 100	640	Avq.	92%	100%	100%	589
Frame Shed	2021	100	D 100	526	Avq.	92%	100%	100%	484
Canopy	2021	80	D 100	759	Avq.	92%	100%	100%	698
966 SFLA									
Outbuilding Total									1,771

Acpt Land	39,600	Accepted Bldg	54,800	Total	94,400
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Neighborhood: RURAL WEST
Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 02/03/2021
Sale Price: 0
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Other Non Valid

Reference 1: B2687P0011 06/01
Reference 2: R-01-017/B
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.42	Acres-Rear Land 1-10	2,000.00	840	100%		840
Total Acres 1.42			Land Total			40,440

Dwelling Description				Replacement Cost New	
Ranch	One Story	768 Sqft	Grade C 100	Base	70,428
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,179
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
2002	2003	TYPICAL	TYPICAL	Average	Typical	62,249				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	90%	100%	100%	56,024					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Frame Garage	2001	1024	C 100	26,699	Avq.	89%	100%	100%	23,762	
Frame Shed	2001	99	C 100	606	Avq.	89%	100%	100%	539	
Wood Deck	2003	120	D 100	1,182	Avq.	90%	100%	100%	1,064	
ONE STORY FRAME	2003	96	C 100	6,025	Avq.	90%	100%	100%	5,422	
Patio	2001	100	D 100	787	Avq.	89%	100%	100%	700	
Frame Shed	2003	28	D 100	147	Avq.	90%	100%	100%	132	
Frame Shed	2003	24	D 100	126	Avq.	90%	100%	100%	113	
864 SFLA	Outbuilding Total									31,732

Acpt Land 40,400 **Accepted Bldg** 87,800 **Total** 128,200

Account: 82 Card: 1 of 1

Location: 121 LOWELLTOWN ROAD

Neighborhood: RURAL WEST
 Zoning/Use: SHORE STREAM PRO RU
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 09/21/2020
 Sale Price: 55,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Split/Assemblage

Reference 1: B2663P0240 4/01
 Reference 2: R-01-017/C 0000000000
 Tran/Land/Bldg: 6 1 2
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
3.00	Acres-Rear Land 1-10	2,000.00	6,000	100%		6,000
Total Acres 4.00					Land Total	45,600

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
14' Mobile Home	1970	12X57	D 100	49,568	Fair	30%	50%	100%		7,435
684 SFLA										7,435
Outbuilding Total										7,435

Acpt Land 45,600 **Accepted Bldg** 7,400 **Total** 53,000

WISCASSET
 Name: GONYOU, RONALD

Valuation Report

09/13/2022

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Map/Lot: R01-017-C01
 Location: 123 LOWELLTOWN ROAD

Account: 2306 Card: 1 of 1

Neighborhood: RURAL WEST
 Zoning/Use: SHORE STREAM PRO RU
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 09/21/2020
 Sale Price: 55,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Split/Assemblage

Reference 1: B0000P0000
 Reference 2: R-1-17/C1
 Tran/Land/Bldg: 9 1 3
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	1970	14X48	D 100	50,566	Avg-	40%	50%	100%	10,113
672 SFLA						Outbuilding Total			10,113
Accpt Land			0	Accepted Bldg		10,100	Total		10,100

WISCASSET
 Name: BENN, WAYNE R
 BENN, JODI E

Valuation Report

09/13/2022

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Map/Lot: R01-018

Account: 84 Card: 1 of 1

Location: 111 LOWELLTOWN ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
 Topography: Rolling
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B1147P0250
 Reference 2: R-01-018/00 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.43	Acres-Rear Land 1-10	2,000.00	860	100%		860
Total Acres 1.43						Land Total 40,460

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,040 Sqft	Grade C 105	Base	141,111
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,578
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	TYPICAL	TYPICAL	Average	Typical	144,689
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	94,048

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1990	100	C 100	1,170	Avg.	84%	100%	100%	983
AB.GR. POOL.....	1990	1	C 100	1,000	Avg.	99%	100%	100%	990
1,820 SFLA									Outbuilding Total 1,973

Acpt Land 40,500 **Accepted Bldg** 96,000 **Total** 136,500

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B0872P0261
Reference 2 R-01-019/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.15	Acres-Rear Land 1-10	2,000.00	300	100%		300
Total Acres 1.15						Land Total 39,900

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	984 Sqft	Grade C 100	Base	127,155
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-4,890
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-6,724
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0	Plumbing	0
Baths	1	Half Baths	0	Attic	0
Attic	None			Fireplace	0
FirePlaces	0			Insulation	0
Insulation	Full			Unfinished	0
Unfin. Living Area	NONE				

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1967	0	TYPICAL	TYPICAL	Above Average	Typical	115,541			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		84%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	2001	96	C 100	588	Avg.	89%	100%	100%	523
1,722 SFLA									523
Outbuilding Total						523			

Acpt Land 39,900 **Accepted Bldg** 97,600 **Total** 137,500

WISCASSET
 Name: LUTES, RICHARD A
 LUTES, NANCY G

Valuation Report

09/13/2022

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Map/Lot:

R01-020

Account: 2211 Card: 1 of 1

Location:

95 LOWELLTOWN ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2585P0117 B3935P0161
 Reference 2 R-01-020
 Tran/Land/Bldg 6 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 6 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000	
11.07	R 20+-Rear 20+	500.00	5,535	50%	Topoqrph	2,768	
Total Acres 32.07						Land Total	72,368

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,568 Sqft	Grade D 100	Base	90,132
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,954
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Average	Typical	92,086
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		89%	100% 100%	81,957

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2000	900	D 100	20,532	Avq.	89%	100%	100%	18,273
BSMT ENTRY.....	2000	48	D 100	506	Avq.	89%	100%	100%	450
Open Frame Porch	2008	360	C 100	7,519	Avq.	92%	100%	100%	6,917
Frame Garage	1980	480	D 100	12,304	Poor	43%	100%	100%	5,291
14' Mobile Home	2000	14X70	D 100	67,752	Avq.	77%	50%	100%	25,972
2,548 SFLA							Outbuilding Total		56,903

Accpt Land 72,400 **Accepted Bldg** 138,900 **Total** 211,300

WISCASSET
 Name: LUTES, RICHARD A
 LUTES, NANCY G

Valuation Report

09/13/2022

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Account: 87 Card: 1 of 1

Map/Lot: R01-020-001
 Location: 87 LOWELLTOWN ROAD

Neighborhood: RURAL WEST
 Zoning/Use: SHORE STREAM PRO
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B0000P0000
 Reference 2: R-01-020/001 0000000000
 Tran/Land/Bldg: 6 1 15
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 103

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,864 Sqft	Grade C 95	Base	165,703	
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0	
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0	
					0	
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0	
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0	
Heating	100% Hot Water BB	Cooling	0% None	Heat	0	
Rooms	0	HEARTH				
Bedrooms	3	Add Fixtures	2			
Baths	2	Half Baths	0	Plumbing	5,396	
Attic	None			Attic	0	
FirePlaces	0			Fireplace	0	
Insulation	Full	SFLA	1,864	Insulation	0	
Unfin. Living Area	NONE			Unfinished	0	
Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	TYPICAL	TYPICAL	Average	Typical	171,099
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. %	Econ. %
Incomplete	None			92%	85%	100%
Acpt Land		0	Accepted Bldg	133,800	Total	133,800

Name: SPIESE, SAMUEL JACOB III

SPIESE, KELLY ANNE

Map/Lot:

R01-020A

Account: 86 Card: 1 of 1

Location: 89 LOWELLTOWN ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 10/16/2015
Sale Price 96,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4209P0030
Reference 2 R-01-020/A 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnd), Outbuildings/Additions/Improvements. Rows include Deferred Maintenance, Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, and Outbuilding Total.

Acpt Land 39,600 Accepted Bldg 71,000 Total 110,600

WISCASSET
 Name: LUTES, RICHARD A JR

Valuation Report

09/13/2022

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Map/Lot:

R01-020B

Account: 2656 Card: 1 of 1

Location:

LOWELLTOWN ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Rolling

Utilities
 Street Paved

Sale Data	
Sale Date	05/09/2017
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.93	Acres-Rear Land 1-10	2,000.00	3,860	100%		3,860
Total Acres 2.93					Land Total	43,460

Acpt Land	43,500	Accepted Bldg	0	Total	43,500
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WISCASSET
 Name: LUTES, HEATHER

Valuation Report

09/13/2022

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Map/Lot:

R01-020-ON

Account: 2710 Card: 1 of 1

Location:

91 LOWELLTOWN ROAD

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	2002	14X70	C 100	90,504	Avg-	74%	50%	100%	33,373
SLAB.....	2019	980	C 100	2,450	Avg.	92%	100%	100%	2,254
Wood Deck	2019	120	C 100	1,374	Avg.	92%	100%	100%	1,264
Wood Deck	2002	64	C 100	803	Avg-	80%	100%	100%	642
980 SFLA									
						Outbuilding Total			37,533
Acpt Land			0	Accepted Bldg			37,500	Total	37,500

Neighborhood: RURAL WEST
Zoning/Use: RURAL
Topography: Above Street
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 09/04/2015
Sale Price: 116,500
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B4449P0204
Reference 2: R-01-021/00 0000000000
Tran/Land/Bldg: 8 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): 50 0 0 Land Schedule: 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.00	Acres-Rear Land 1-10	2,000.00	2,000	100%		2,000
Total Acres 2.00					Land Total	41,600

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One Story ALUM/VINYL 1 OTHER Units-0	758 Sqft Masonry Trim Roof Cover	Grade C 100 None Asphalt Shingles	Base Trim Roof	67,552 0 0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-3,767
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,292
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Below Average	Typical	65,077
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		64%	100%	100%
						41,649

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1960	128	B 95	8,777	Avq+	78%	100%	100%	6,846
Encl Frame Porch	1960	121	B 95	4,710	Avq+	78%	100%	100%	3,674
Frame Garage	1960	576	B 95	18,019	Avq.	69%	100%	100%	12,433
Frame Shed	1980	140	C 100	857	Fair	57%	100%	100%	488
Frame Shed	1960	150	C 100	918	Poor	30%	100%	100%	275
Frame Shed	1960	168	B 95	1,124	Poor	30%	100%	100%	337
886 SFLA									
Outbuilding Total									24,053

Acpt Land	41,600	Accepted Bldg	65,700	Total	107,300
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Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: NoWater/NoSewer
Street: Paved

Sale Data
Sale Date: 02/14/2011
Sale Price: 0
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Related Parties

Reference 1: B3585P0130 B4374P0182
Reference 2: R-1-21-1 LOT #1 ON SUB. PLAN
Tran/Land/Bldg: 0 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.80	Acres-Rear Land 1-10	2,000.00	1,600	100%		1,600
Total Acres 1.80					Land Total	41,200

Dwelling Description

Replacement Cost New

Ranch	One Story	1,248 Sqft	Grade C 100	Base	116,782
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	TYPICAL	TYPICAL	Average	Typical	116,782
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	107,439

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2007	144	C 100	1,619	Avq.	92%	100%	100%	1,489
Encl Frame Porch	2011	84	C 100	3,103	Avq.	92%	100%	100%	2,855
Frame Garage	2011	576	C 100	16,493	Avq.	92%	100%	100%	15,174
Open Frame Porch	2011	30	C 100	837	Avq.	92%	100%	100%	770
Open Frame Porch	2014	60	C 100	1,444	Avq.	92%	100%	100%	1,328
1,248 SFLA									21,616
Outbuilding Total									21,616

Acpt Land 41,200 **Accepted Bldg** 129,100 **Total** 170,300

WISCASSET
 Name: HEWITT, CARL L J/T
 HEWITT, CAROLYN J

Valuation Report

09/13/2022

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Account: 2031 Card: 1 of 1

Map/Lot:
 Location:

R01-021-003
 21 LOWELLTOWN ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/12/2007
 Sale Price 106,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3882P0312
 Reference 2 R-1-21-3 LOT #3 ON SUB. PLAN
 Tran/Land/Bldg 0 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
4.43	Acres-Rear Land 11-20	1,000.00	4,430	100%		4,430
Total Acres 15.43						Land Total 64,030

Dwelling Description

Replacement Cost New

Log	One Story	468 Sqft	Grade B 105	Base	57,916
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	25% Floor/Wall Unit	Cooling	0% None	Heat	-2,809
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,115
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-802
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	TYPICAL	TYPICAL	Average	Typical	58,420
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	53,746

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2008	152	C 100	930	Avq.	92%	100%	100%	856
Open Frame Porch	2008	40	C 100	1,039	Avq.	92%	100%	100%	956
Canopy	2008	128	C 100	1,366	Avq.	92%	100%	100%	1,257
2S Frame Garage	2008	676	B 95	30,769	Avq.	92%	100%	100%	28,307
2 Story/BASEMENT	2008	390	B 105	53,506	Avq.	92%	100%	100%	49,226
ONE STORY FRAME	2008	104	B 105	7,881	Avq.	92%	100%	100%	7,251
Finished Attic	2008	260	B 105	5,042	Avq.	92%	100%	100%	4,639
Open Frame Porch	2008	260	B 105	6,634	Avq.	92%	100%	100%	6,103
Wood Deck	2009	40	C 100	558	Avq.	92%	100%	100%	513
1,456 SFLA									
Outbuilding Total									99,108

Acpt Land 64,000 **Accepted Bldg** 152,900 **Total** 216,900

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B2042P0358
Reference 2: R-01-022/00 2078826730
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.50	Acres-Rear Land 1-10	2,000.00	1,000	100%		1,000
Total Acres 1.50						Land Total 40,600

Dwelling Description

Replacement Cost New

Other	One & 1/2 Story	880 Sqft	Grade D 100	Base	83,767
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-10,209
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-4,433
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1968	0	OLD TYPE	TYPICAL	Above Average	Typical	69,125			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		84%	100%	100%			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1968	480	C 100	2,938	Avq-	64%	100%	100%	1,880
1,320 SFLA									Outbuilding Total 1,880

Acpt Land 40,600 **Accepted Bldg** 59,900 **Total** 100,500

WISCASSET
 Name: COLBY, DANIEL P
 COLBY, JULI

Valuation Report

09/13/2022

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Account: 90 Card: 1 of 1

Map/Lot: R01-023
 Location: 329 BRADFORD ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data	
Sale Date	05/01/1997
Sale Price	78,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1: B2238P0210
 Reference 2: R-01-023/00 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
3.00	Acres-Rear Land 11-20	1,000.00	3,000	100%		3,000
Total Acres 14.00			Land Total			62,600

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,080 Sqft	Grade C 105	Base	106,114
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1965	0	TYPICAL	TYPICAL	Fair	Typical	106,114			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		53%	100%	100%	56,240		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1965	156	C 105	10,280	Fair	49%	100%	100%	5,037
Wood Deck	1965	144	C 100	1,619	Fair	49%	100%	100%	793
Frame Garage	1965	672	C 100	18,680	Fair	49%	100%	100%	9,153
1,236 SFLA									14,983

Acpt Land: 62,600 Accepted Bldg: 71,200 Total: 133,800

WISCASSET
 Name: COLBY, DANIEL P

Valuation Report

09/13/2022

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Map/Lot: R01-024

Account: 91 Card: 1 of 1

Location: 313 BRADFORD ROAD

Neighborhood RURAL WEST

Zoning/Use SHORE STREAM PRO RU
 Topography RollingLevel
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1890P0049
 Reference 2 R-01-024/00 0000000000

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	90%	Access	32,400
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
10.00	R 20+-Rear 20+	500.00	5,000	100%		5,000
Total Acres 31.00					Land Total	71,000

Acpt Land 71,000 **Accepted Bldg** 0 **Total** 71,000

WISCASSET
 Name: CENTRAL MAINE POWER

Valuation Report

09/13/2022

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Map/Lot:

R01-026

Account: 93 Card: 1 of 1

Location:

BRADFORD ROAD

Neighborhood RURAL WEST

Zoning/Use SHORE STREAM PRO RU
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B0662P0086 (1969)

Reference 2 R-01-026/00 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	50%	Restrictio	18,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%	Restrictio	3,600
0.20	Acres-Rear Land 1-10	2,000.00	400	100%		400
Total Acres 1.20					Land Total	22,000

Accpt Land	22,000	Accepted Bldg	0	Total	22,000
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WISCASSET
Name: CENTRAL MAINE POWER

Valuation Report

09/13/2022

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Account: 2005 Card: 1 of 1

Map/Lot: R01-026-A
Location: BRADFORD ROAD

Neighborhood: RURAL WEST
Zoning/Use: UTILITY ROW
Topography: Rolling
Utilities: NoWater/NoSewer
Street: Paved

Reference 1: B0000P0000
Reference 2: R-01-26/A
Tran/Land/Bldg: 1 3 15
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 103

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
7.00	Acres-Rear Land 1-10	2,000.00	14,000	100%		14,000
Total Acres 7.00					Land Total	14,000
Acpt Land		14,000	Accepted Bldg	0	Total	14,000

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	SHORE STREAM PRO RU	Sale Date 12/01/1994
Topography	Level	Sale Price 25,000
Utilities	Drilled WellSeptic System	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B2030P0292
Reference 2	R-01-026/B0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.47	Acres-Rear Land 1-10	2,000.00	940	100%		940
Total Acres 1.47						Land Total 40,540

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,232 Sqft	Grade C 105	Base	118,628
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	Dry None	Basement	-13,777
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,386
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	918
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1994	0	TYPICAL	TYPICAL	Average	Typical	108,155			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	87%	100%	100%	94,095				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1994	240	C 100	2,598	Avq.	86%	100%	100%	2,234
Frame Garage	1994	576	C 100	16,493	Avq.	86%	100%	100%	14,184
Frame Shed	1994	80	D 100	421	Avq.	86%	100%	100%	362
Frame Shed	2005	120	C 100	734	Avq.	91%	100%	100%	668
1,232 SFLA									Outbuilding Total 17,448

Acpt Land	40,500	Accepted Bldg	111,500	Total	152,000
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Neighborhood: RURAL WEST
Zoning/Use: SHORE STREAM PRO
Topography: Rolling
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 12/01/1996
Sale Price: 35,500
Sale Type: Mobile Home
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B2205P0033
Reference 2: R-01-026/C0 0000000000
Tran/Land/Bldg: 1 1 2
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
Total Acres 1.00						39,600
						Land Total

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	1984	576	C 100	16,493	Avq.	81%	100%	100%	13,359
Wood Deck	1984	64	C 100	803	Avq.	81%	100%	100%	650
Frame Shed	1999	64	C 100	392	Avq.	88%	100%	100%	345
Frame Shed	2003	50	C 100	306	Avq.	90%	100%	100%	275
Wood Deck	2000	128	C 100	1,456	Avq.	89%	100%	100%	1,296
14' Mobile Home	1984	14X72	D 100	69,314	Avq.	50%	100%	100%	34,657
1,008 SFLA									50,582
Acpt Land		39,600	Accepted Bldg		50,600	Total		90,200	

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B1334P0315 B4207P0232
Reference 2: R-01-027/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 2 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.72	Acres-Rear Land 1-10	2,000.00	1,440	100%		1,440
Total Acres 1.72					Land Total	41,040

Dwelling Description

Replacement Cost New

Ranch	One Story	864 Sqft	Grade C 100	Base	82,466
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	82,466
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		84%	100% 100%	69,271

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1986	180	C 100	1,986	Avq.	82%	100%	100%	1,629
Frame Garage	2003	768	C 100	20,867	Avq.	90%	100%	100%	18,780
Wood Deck	1986	36	C 100	517	Avq.	82%	100%	100%	424
864 SFLA									
Outbuilding Total									20,833

Acpt Land 41,000 **Accepted Bldg** 90,100 **Total** 131,100

Name: WATSON, WAYNE B

WATSON, KRISTIN A

Map/Lot:

R01-028-A

Account: 98 Card: 1 of 1

Location:

22 MOUNTAIN ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Above Street
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B1332P0221
Reference 2: R-01-028/A0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value and 1.00 Acres-HS Size Adj.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Dwelling Description, Price/Unit, Replacement Cost New, Value. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1987, 0 TYPICAL, TYPICAL, Average, Typical, 123,523.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include 1 Story/BASEMENT, Wood Deck, Frame Shed, 1,627 SFLA.

Summary row: Acpt Land 39,600 Accepted Bldg 113,100 Total 152,700

Name: LATELLA, PHILIP L (J/T) III

LATELLA, AUDREY M

Map/Lot:

R01-028-B

Account: 99 Card: 1 of 1

Location:

28 MOUNTAIN ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 07/01/1993
Sale Price 20,000
Sale Type Mobile Home
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B2676P0220 04/01
Reference 2 R-01-028/B0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value, Rcnld. Rows include Wood Deck, Frame Garage, 1,056 SFLA, and Outbuilding Total.

Acpt Land 41,900 Accepted Bldg 126,800 Total 168,700

Name: MCLEOD, ALEX M

MCLEOD, HEATHER L

Map/Lot:

R01-028-C

Account: 2095 Card: 1 of 1

Location: 38 MOUNTAIN ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Rolling
Utilities NoWater/NoSewer
Street Paved

Sale Data
Sale Date 11/23/2020
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B4716P0102
Reference 2 R-01-028/C
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value (36,000.00) and 1.00 Acres-HS Size Adj (3,600.00).

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Conventional One Story (640 Sqft, 55,896), Exterior T-111 (0), Dwelling Units 1 OTHER Units-0 (0), Foundation Concrete (0), Fin. Basement Area None (0), Heating 100% Forced Warm (0), Rooms 4 (0), Bedrooms 2 (0), Baths 1 (0), Attic None (0), FirePlaces 0 (0), Insulation Full (0), Unfin. Living Area NONE (0).

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1985, 0 TYPICAL, TYPICAL, Average, Typical, 55,896.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 83%, 100%, 100%, 46,394.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include ONE STORY FRAME (1985, 192, D 100, 10,363, Avq., 81%, 100%, 100%, 8,394), Encl Frame Porch (1985, 16, C 100, 883, Avq., 83%, 100%, 100%, 733), Wood Deck (1985, 128, C 100, 1,456, Avq., 83%, 100%, 100%, 1,208).

Acpt Land 37,800 Accepted Bldg 56,700 Total 94,500

Valuation Report

Neighborhood: RURAL WEST
Zoning/Use: RURAL
Topography: Rolling
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 04/06/2007
Sale Price: 114,500
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B3834P0226
Reference 2: R-01-028/D SER #8D16-0252LAB
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	95%		34,200	
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600	
Total Acres 1.00						Land Total	37,800

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,188 Sqft	Grade D 100	Base	68,288
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-13,782
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,451
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	TYPICAL	TYPICAL	Average	Typical	55,986
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		88%	100% 100%	49,268

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1999	24	C 100	395	Avq.	88%	100%	100%	348
Frame Shed	2001	120	C 100	734	Avq.	89%	100%	100%	653
Frame Garage	2007	576	B 100	18,967	Avq.	92%	100%	100%	17,450
1,188 SFLA						Outbuilding Total			18,451

Acpt Land 37,800 **Accepted Bldg** 67,700 **Total** 105,500

Name: ROSSIGNOL, CRYSTAL L

ROSSIGNOL, JOSHUA M

Map/Lot:

R01-028-E

Account: 2722 Card: 1 of 1

Location:

40 MOUNTAIN ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
 Topography: Rolling
 Utilities:
 Street: Paved

Reference 1

Reference 2

Tran/Land/Bldg: 0 0 0

FARM LAND: 0 OPEN SPACE: 0

Exemption(s): 50 0 0 Land Schedule: 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
Total Acres 1.00			Land Total			39,600

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	576 Sqft	Grade C 100	Base	70,839
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,134
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,408
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2020	0	TYPICAL	TYPICAL	Average	Typical	68,113			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		92%	100% 100%	62,664			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2020	240	C 100	15,062	Avq.	92%	100%	100%	13,857
Open Frame Porch	2020	96	C 100	2,173	Avq.	92%	100%	100%	1,999
1,104 SFLA									
Outbuilding Total								15,856	

Acpt Land 39,600 **Accepted Bldg** 78,500 **Total** 118,100

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 06/26/2019
Sale Price 41,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B2965P0053 12/02
Reference 2 R-01-029/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.50	Acres-Rear Land 1-10	2,000.00	1,000	100%		1,000
Total Acres 1.50						Land Total 40,600

Dwelling Description

Replacement Cost New

Ranch	One Story	1,120 Sqft	Grade D 100	Base	88,329
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	3,081
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1970	0	TYPICAL	TYPICAL	Below Average	Typical	91,410			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		68%	100%	100%			
Value(Rcnld)						62,159			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1970	112	D 100	1,111	Avg-	68%	100%	100%	755
1,120 SFLA									755
Outbuilding Total									755

Acpt Land 40,600 **Accepted Bldg** 62,900 **Total** 103,500

Valuation Report

Map/Lot:

R01-029-A

Location:

39 MOUNTAIN ROAD

Account: 101 Card: 1 of 1

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 05/22/2018
 Sale Price 90,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3624P0056 (01/06)
 Reference 2 R-01-029/A0 0000000000
 Tran/Land/Bldg 1 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600	
Total Acres 1.00						Land Total	39,600

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
SLAB.....	2005	1064	C 100	2,660	Avq-	81%	100%	100%	2,155
14' Mobile Home	2005	14X76	D 100	72,439	Avq-	81%	50%	100%	29,157
Wood Deck	2008	96	C 100	1,129	Avq.	92%	100%	100%	1,039
Wood Deck	2008	160	C 100	1,782	Avq.	92%	100%	100%	1,639
Frame Shed	2010	144	C 100	881	Avq.	92%	100%	100%	811
1,064 SFLA	Outbuilding Total								34,801

Acpt Land 39,600 **Accepted Bldg** 34,800 **Total** 74,400

Valuation Report

Map/Lot:

R01-029-B

Account: 102 Card: 1 of 1

Location:

14 JONES ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 01/30/2018
 Sale Price 79,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B1345P0191
 Reference 2 R-01-029/B0 2078827498
 Tran/Land/Bldg 1 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.02	Acres-Rear Land 1-10	2,000.00	2,040	100%		2,040
Total Acres 2.02					Land Total	41,640

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1987	96	C 100	1,129	Fair	61%	100%	100%	689
Frame Shed	1999	120	C 100	734	Avq.	88%	100%	100%	646
Frame Shed	2000	32	D 100	169	Avq.	89%	100%	100%	150
SLAB.....	1987	924	C 100	2,310	Avq.	82%	100%	100%	1,894
14' Mobile Home	2008	14X66	D 100	64,627	Avq.	90%	50%	100%	29,082
Wood Deck	2008	64	C 100	803	Avq.	92%	100%	100%	739
ONE STORY FRAME	2021	224	D 100	12,090	Avq.	92%	25%	100%	2,781
1,148 SFLA						Outbuilding Total			35,981

Acpt Land 41,600 **Accepted Bldg** 36,000 **Total** 77,600

Name: BABCOCK, STEPHEN

BABCOCK, PATRICIA

Map/Lot:

R01-029-C

Account: 103 Card: 1 of 1

Location:

11 MOUNTAIN ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 10/29/2012
Sale Price: 129,500
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B4587P0040
Reference 2: R-01-029/C0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area, Replacement Cost New. Rows include Modern/Contemp. Exterior, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Acpt Land

39,600

Accepted Bldg

208,100

Total

247,700

WISCASSET

Valuation Report

09/13/2022

Name: HAMMOND, GREGORY J

Page 97

HAMMOND, DIANE L

Map/Lot:

R01-029-D

Account: 104 Card: 1 of 1

Location:

36 JONES ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Reference 1 B1704P0257
Reference 2 R-01-029/D0 0000000000
Tran/Land/Bldg 1 1 2
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck, Frame Shed, 14' Mobile Home, and Outbuilding Total.

Acpt Land 41,200 Accepted Bldg 33,300 Total 74,500

Name: CASEY, RICHARD

CASEY, SAMANTHA

Map/Lot:

R01-029-E

Account: 2246 Card: 1 of 1

Location:

65 JONES ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 11/19/2001
Sale Price 15,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2762P0082 11/01
Reference 2 R-1-029-E
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 2008, 0, TYPICAL, TYPICAL, Average, Typical, 127,946.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Incomplete, None, 92%, 90%, 100%, 105,939.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value, Rcnld. Rows include Frame Shed, Open Frame Porch, 960 SFLA.

Acpt Land 41,800 Accepted Bldg 110,600 Total 152,400

Neighborhood: RURAL WEST

Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B4017P0171
 Reference 2: R01-29-A
 Tran/Land/Bldg: 0 1 2
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600	
Total Acres 1.00						Land Total	39,600

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,568 Sqft	Grade D 100	Base	90,132
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,361
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2010	0	TYPICAL	TYPICAL	Average	Typical	78,702	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		92%	100%	100%	72,406

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Wood Deck	2009	105	D 100	1,050	Avq.	92%	100%	100%	966	
Wood Deck	2009	160	D 100	1,533	Avq-	82%	100%	100%	1,257	
Frame Shed	2000	80	D 100	421	Fair	68%	100%	100%	286	
Frame Shed	2016	280	D 100	1,474	Avq.	92%	100%	100%	1,356	
1,568 SFLA									Outbuilding Total	3,865

Acpt Land	39,600	Accepted Bldg	76,300	Total	115,900
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WISCASSET
 Name: SHEA, HAROLD & ALICE J/T
 SHEA, BRANDON

Valuation Report

09/13/2022

Page 100

Account: 16 Card: 1 of 1

Map/Lot:
 Location:

R01-029-G
 25 JONES ROAD

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 03/26/2014
 Sale Price 40,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B4767P0004
 Reference 2 R-01-029-G
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.80	Acres-Rear Land 1-10	2,000.00	3,600	100%		3,600
Total Acres 2.80						Land Total 43,200

Dwelling Description

Replacement Cost New

Ranch	One Story	720 Sqft	Grade C 95	Base	64,005
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,285
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1985	0	TYPICAL	TYPICAL	Fair	Typical	56,720			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcld)		
None		None		62%	100%	100%	35,166		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld
Encl Frame Porch	1985	130	C 95	4,375	Fair	60%	100%	100%	2,625
Frame Garage	1985	576	C 95	15,669	Fair	60%	100%	100%	9,401
Frame Shed	1985	208	C 100	1,273	Avq.	81%	100%	100%	1,031
720 SFLA						Outbuilding Total			13,057
Acpt Land		43,200		Accepted Bldg		48,200		Total	91,400

WISCASSET
 Name: VIELE, KYLE C
 VIELE, ALYZE J

Valuation Report

09/13/2022

Page 101

Account: 2696 Card: 1 of 1

Map/Lot:
 Location:

R01-029-H
 MOUNTAIN ROAD

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Rolling
 Utilities
 Street Paved

Sale Data
 Sale Date 10/01/2020
 Sale Price 28,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
1.00	Acres-HS Size Adi	3,600.00	3,600	100%		3,600	
2.70	Acres-Rear Land 1-10	2,000.00	5,400	100%		5,400	
Total Acres 3.70					Land Total	45,000	
Acpt Land		45,000	Accepted Bldg		0	Total	45,000

Valuation Report

Account: 2699 Card: 1 of 1

Map/Lot: R01-029-I
 Location: 89 JONES ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Rolling
 Utilities
 Street Paved

Sale Data
 Sale Date 08/20/2021
 Sale Price 284,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
1.00	Acres-HS Size Adi	3,600.00	3,600	100%		3,600	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000	
162.50	R 20+-Rear 20+	500.00	81,250	100%		81,250	
Total Acres 183.50					Land Total	150,850	
Accpt Land		150,900	Accepted Bldg		0	Total	150,900

WISCASSET
 Name: FRANSSSEN, LUKAS EUGENE
 FRANSSSEN, KAYLA LEE

Valuation Report

09/13/2022

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Account: 105 Card: 1 of 1

Map/Lot: R01-030
 Location: 84 LOWELLTOWN ROAD

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: RollingLevel
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 01/07/2021
 Sale Price: 330,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B3334P0039 (07/04)
 Reference 2: R-01-030/00 0000000000
 Tran/Land/Bldg: 1 1 15
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
1.41	Acres-Rear Land 11-20	1,000.00	1,410	100%		1,410
Total Acres 12.41			Land Total			61,010

Dwelling Description

Replacement Cost New

Ranch	One Story	1,447 Sqft	Grade C 100	Base	135,403
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-15,411
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,408
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	TYPICAL	TYPICAL	Average	Typical	123,400
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	113,528
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
1 S BRICK	2016	36	C 100	2,462	Avq.	2,265
Frame Garage	2016	576	C 100	16,493	Avq.	15,174
Wood Deck	2016	440	C 100	4,638	Avq.	4,267
1,483 SFLA						21,706
Outbuilding Total						21,706

Acpt Land 61,000 **Accepted Bldg** 135,200 **Total** 196,200

WISCASSET
 Name: LUTES, RICHARD
 LUTES, NANCY

Valuation Report

09/13/2022

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Map/Lot: R01-031

Account: 106 Card: 1 of 1

Location: LOWELLTOWN ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B0000P0000
 Reference 2 R-01-031/00 0000000000
 Tran/Land/Bldg 8 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.18	Acres-Rear Land 1-10	2,000.00	360	100%		360	
Total Acres 0.18				Land Total		360	
Acpt Land		400	Accepted Bldg		0	Total	400

WISCASSET

Valuation Report

09/13/2022

Name: BILODEAU, JOSEPH J

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BILODEAU, JANA J

Map/Lot:

R01-032

Account: 107 Card: 1 of 1

Location: LOWELLTOWN ROAD

Neighborhood RURAL WEST
 Tree Growth 2014
 Zoning/Use NEQ. WATERSHED RU
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 12/08/2021
 Sale Price 187,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B0539P0139
 Reference 2 R-01-032/00 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
7.91	Acres-Rear Land 1-10	2,000.00	15,820	100%		15,820
9.59	Acres-Wasteland	60.00	575	100%		575
72.00	Acres-Mixed Wood	370.00	26,640	100%		26,640
22.00	Acres-Softwood	300.00	6,600	100%		6,600
Total Acres 111.50					Land Total	49,635

Acpt Land 49,600 **Accepted Bldg** 0 **Total** 49,600

WISCASSET

Valuation Report

09/13/2022

Name: BILODEAU, JOSEPH J

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BILODEAU, JANA J

Map/Lot:

R01-033

Account: 108 Card: 1 of 1

Location: LOWELLTOWN ROAD

Neighborhood	RURAL WEST	Sale Data
Tree Growth	2014	Sale Date 12/08/2021
Zoning/Use	NEQ. WATERSHED RU	Sale Price 0
Topography	RollingLevel	Sale Type Land Only
Utilities	NoWater/NoSewer	Financing Unknown
Street	Paved	Verified Public Record
		Validity Arms Length Sale

Reference 1 B3020P0259 03/03

Reference 2 R-01-033/00 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
6.45	Acres-Rear Land 1-10	2,000.00	12,900	100%		12,900
28.00	Acres-Mixed Wood	370.00	10,360	100%		10,360
Total Acres 34.45					Land Total	23,260

Acpt Land	23,300	Accepted Bldg	0	Total	23,300
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WISCASSET

Valuation Report

09/13/2022

Name: BAILEY, JOHN E JR

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BAILEY, MELISSA A

Map/Lot:

R01-033-A

Account: 109 Card: 1 of 1

Location: 102 LOWELLTOWN ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 11/06/2019
Sale Price 40,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1 B2565P0187 05/00
Reference 2 R-01-033/A0 0000000000
Tran/Land/Bldg 6 1 2
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck, Encl Frame Porch, Frame Garage, Wood Deck, 14' Mobile Home, 924 SFLA, and summary rows for Acpt Land, Accepted Bldg, and Total.

Neighborhood **RURAL WEST**

Zoning/Use **RURAL**
Topography **Level**
Utilities **Drilled WellSeptic System**
Street **Private**

Sale Data
Sale Date **05/01/2000**
Sale Price **16,500**
Sale Type **Land Only**
Financing **Unknown**
Verified **Public Record**
Validity **Arms Length Sale**

Reference 1 **B2566P0045 05/00**
Reference 2 **R-01-033/B0 SER#12236834**
Tran/Land/Bldg **1 1 11**
FARM LAND **0 OPEN SPACE 0**
Exemption(s) **50 0 0 Land Schedule 103**

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.10	Acres-Rear Land 1-10	2,000.00	200	100%		200
Total Acres 1.10						Land Total 39,800

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,296 Sqft	Grade D 100	Base	74,497
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,870
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Average	Typical	65,558
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						Value(Rcnld)
None						
Phys. % 89%						58,347
Func. % 100%						
Econ. % 100%						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2000	360	C 100	3,822	Avq.	89%	100%	100%	3,402
Frame Shed	2000	140	C 100	857	Avq.	89%	100%	100%	763
Frame Garage	2001	672	C 100	18,680	Avq.	89%	100%	100%	16,625
Frame Shed	2003	448	C 100	2,742	Avq.	90%	100%	100%	2,468
Outbuilding Total									23,258

Acpt Land

39,800

Accepted Bldg

81,600

Total

121,400

Account: 2619 Card: 1 of 1

Location: 106 POOLER PIT ROAD

Neighborhood: RURAL WEST

Zoning/Use: NEQ. WATERSHED RU
Topography: Rolling
Utilities: Drilled WellSeptic System
Street: Gravel

Sale Data
Sale Date: 04/12/2018
Sale Price: 128,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg: 0 0 0
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.55	Acres-Rear Land 1-10	2,000.00	3,100	100%		3,100
Total Acres 2.55						42,700

Dwelling Description

Replacement Cost New

Other	One Story	1,458 Sqft	Grade D 100	Base	100,570
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,354
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2018	0	TYPICAL	TYPICAL	Average	Typical	90,147			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		92%	100% 100%	82,935			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2018	144	C 100	1,619	Avq.	92%	100%	100%	1,489
1,458 SFLA									1,489

Acpt Land 42,700 **Accepted Bldg** 84,400 **Total** 127,100

Name: OVERLOCK, EARL L J/T

OVERLOCK, BEVERLY V

Map/Lot:

R01-034

Account: 112 Card: 1 of 1

Location: 114 LOWELLTOWN ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B1070P0044 B4700P0183
Reference 2: R-01-034/00 0000000000
Tran/Land/Bldg: 6 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value and 1.00 Acres-HS Size Adj.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Raised Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1970, 0 TYPICAL, Average, Typical, 108,641.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, 77%, 100%, 100%, 83,654.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck, Frame Garage, Frame Shed, Wood Deck, 960 SFLA.

Acpt Land 39,600 Accepted Bldg 97,500 Total 137,100

WISCASSET

Valuation Report

09/13/2022

Name: MCGUIGGAN, MARIA BETH

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ASHTON, TERENCE CHARLES

Map/Lot:

R01-035-A

Account: 2247 Card: 1 of 1

Location: 122 LOWELLTOWN ROAD

Neighborhood RURAL WEST

Zoning/Use NEQ. WATERSHED RU
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 06/05/2001
Sale Price 30,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2686P0244 06/01

Reference 2 R-1-035/A

Tran/Land/Bldg 6 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
4.01	Acres-Rear Land 1-10	2,000.00	8,020	100%		8,020
Total Acres 5.01					Land Total	47,620

Accpt Land	47,600	Accepted Bldg	0	Total	47,600
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WISCASSET
 Name: CHANCELLOR, AARON J/T
 WELLMAN, CRYSTAL T

Valuation Report

09/13/2022

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Account: 115 Card: 1 of 1

Map/Lot:
 Location:

R01-035-B
 135 POOLER PIT ROAD

Neighborhood: RURAL WEST
 Zoning/Use: SHORE STREAM PRO NW
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B3032P0073 (04/03)
 Reference 2: R-01-035-B 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 0 50 0 Land Schedule 103

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000	
9.29	R 20+-Rear 20+	500.00	4,645	100%		4,645	
Total Acres 30.29						Land Total	74,245

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	768 Sqft	Grade B 110	Base		119,482
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Not Heated	Cooling	100% None	Heat		-7,760
Rooms	4	HEARTH				
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout		Total	
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Value(Rcnld)
1994	0	TYPICAL	TYPICAL	Good	95%	100%	100%	111,722
Functional Obsolescence								106,136
None								

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2006	478	B 110	6,358	Good	95%	100%	100%	6,040
1 ST BARN.....	2006	128	D 100	4,937	Avq.	92%	100%	100%	4,542
Canopy	2005	84	D 100	794	Fair	71%	100%	100%	564
Frame Garage	2009	384	C 100	12,120	Avq.	92%	100%	100%	11,150
Frame Garage	2009	508	C 100	14,944	Avq.	92%	100%	100%	13,748
FIN APT/1 ST BARN	2012	896	C 100	34,944	Avq.	92%	100%	100%	32,148
ONE STORY FRAME	2015			----- S O U N D V A L U E -----					4,800
1,152 SFLA				Outbuilding Total					72,992

Acpt Land 74,200 **Accepted Bldg** 179,100 **Total** 253,300

WISCASSET
 Name: CONNORS, SCOTT

Valuation Report

09/13/2022

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Map/Lot:

R01-035-C

Account: 2313 Card: 1 of 1

Location:

LOWELLTOWN ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL NW
 Topography Above StreetLevel
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B3145P0066 (09/03)

Reference 2 R-01-035-C

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
4.84	Acres-Rear Land 11-20	1,000.00	4,840	100%		4,840
Total Acres 15.84					Land Total	64,440

Acpt Land 64,400 **Accepted Bldg** 0 **Total** 64,400

WISCASSET
 Name: PINKHAM, SARA-LYNN

Valuation Report

09/13/2022

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Map/Lot:
 Location:

R01-035-C-001

POOLER PIT ROAD

Account: 2529 Card: 1 of 1

Neighborhood RURAL WEST
 Zoning/Use RURAL NW
 Topography Above StreetLevel
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 02/09/2016
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B3895P0260
 Reference 2 R-1-35C/001
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
4.16	Acres-Rear Land 1-10	2,000.00	8,320	100%		8,320
Total Acres 5.16					Land Total	47,920

Accpt Land 47,900 **Accepted Bldg** 0 **Total** 47,900

WISCASSET
 Name: LOMINI, LLC

Valuation Report

09/13/2022

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Map/Lot:

R01-035-D

Account: 2314 Card: 1 of 1

Location:

LOWELLTOWN ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL NW
 Topography RollingLevel
 Utilities NoWater/NoSewer
 Street Gravel

Sale Data	
Sale Date	11/20/2006
Sale Price	55,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1 B773P0263
 Reference 2 R-01-035-D LOT #2 HARD WAY SUB. PLAN
 Tran/Land/Bldg 6 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	60%	Topoqrphry	21,600
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.86	Acres-Rear Land 1-10	2,000.00	3,720	100%		3,720
Total Acres 2.86					Land Total	28,920

Accpt Land	28,900	Accepted Bldg	0	Total	28,900
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Name: PARTRIDGE JR., JOHN FAIRBANKS

PARTRIDGE, CAROLINE HOLTVEDT

Map/Lot:

R01-035-D01

Account: 2034 Card: 1 of 1

Location:

17 BEACH ROSE LANE

Neighborhood: RURAL WEST

Zoning/Use: RURAL NW
 Topography: Level
 Utilities: Septic System/Drilled Well
 Street: Gravel

Sale Data
 Sale Date: 03/27/2017
 Sale Price: 168,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B3773P0263
 Reference 2: R-1-35-D1 LOT #1 HARD WAY SUB. PLAN
 Tran/Land/Bldg: 6 1 11
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	50%	Topoqrphry	18,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
2.10	Acres-Rear Land 1-10	2,000.00	4,200	100%		4,200
Total Acres 3.10						25,800

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	572 Sqft	Grade B 100	Base	80,899
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Refrig.A/C	Heat	1,261
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,919
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
2008	0	TYPICAL	TYPICAL	Average	Typical	86,079				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)				
None		None		92%	100% 100%	79,193				
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
1 Story/BASEMENT	2008	468	B 100	39,875	Avq.	92%	100%	100%	36,685	
Frame Shed	2018	120	D 100	631	Avq.	92%	100%	100%	581	
ONE STORY FRAME	2020	160	B 100	11,548	Avq.	92%	100%	100%	10,624	
1,486 SFLA	Outbuilding Total								47,890	
Acpt Land		25,800		Accepted Bldg		127,100		Total		152,900

Name: CONLIN, SR ROBERT G

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CONLIN, JEAN M

Map/Lot:

R01-035-E

Account: 2315 Card: 1 of 1

Location: 132 LOWELLTOWN ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities NoWater/NoSewer
Street Paved

Sale Data
Sale Date 09/01/2015
Sale Price 35,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4825P0140

Reference 2 R-01-035-E

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld), Outbuildings/Additions/Improvements. Rows include Deferred Maintenance, Description, Encl Frame Porch, Frame Shed, and summary rows for Acpt Land and Accepted Bldg.

Neighborhood: RURAL WEST
Zoning/Use: RURAL NW
Topography: Rolling
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 10/05/2004
Sale Price: 100,000
Sale Type: Land Only
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B3374P0106 (10/04)
Reference 2: R-01-035-F
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
1.96	Acres-Rear Land 11-20	1,000.00	1,960	100%		1,960
Total Acres 12.96						Land Total 61,560

Dwelling Description

Replacement Cost New

Ranch	One Story	1,080 Sqft	Grade C 105	Base	106,114
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-12,077
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,578
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Average	Typical	97,615
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		91%	100% 100%	88,830

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2004	40	C 100	2,510	Avq.	91%	100%	100%	2,284
1S AD/GAR.....	2005	576	C 100	39,263	Avq.	91%	100%	100%	35,729
AB.GR. POOL.....	2004	1	C 100	1,000	Avq.	99%	100%	100%	990
Wood Deck	2005	88	C 100	1,048	Avq.	91%	100%	100%	954
1,120 SFLA									Outbuilding Total 39,957

Acpt Land

61,600

Accepted Bldg

128,800

Total

190,400

Neighborhood RURAL WEST

Zoning/Use SHORE STREAM PRO NW
 Topography Level
 Utilities NoWater/NoSewer
 Street No Street

Sale Data
 Sale Date 03/14/2016
 Sale Price 15,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3485P0237
 Reference 2 R-01-036/00 0000000000
 Tran/Land/Bldg 6 1 4
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	50%	Access	18,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.42	Acres-Rear Land 1-10	2,000.00	2,840	100%		2,840
Total Acres 2.42						Land Total 24,440

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
CAMP OR CABIN...	1960	320	D 100	6,269	Avq.	69%	100%	100%	4,326
Frame Shed	2001	64	D 100	337	Avq-	79%	100%	100%	266
Outbuilding Total									4,592
Acpt Land		24,400	Accepted Bldg		4,600	Total		29,000	

Valuation Report

Account: 118 Card: 1 of 1

Location: 202 POOLER PIT ROAD

Neighborhood: RURAL WEST
Zoning/Use: SHORE STREAM PRO NW
Topography: Level
Utilities: Dugwell/Lake
Street: Gravel

Sale Data
Sale Date: 07/24/2019
Sale Price: 112,500
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B2434P0106 B4153P0274
Reference 2: R-01-037/00 0000000000
Tran/Land/Bldg: 6 1 4
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	50%	Access	18,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
19.00	R 20+-Rear 20+	500.00	9,500	50%	Topography	4,750
Total Acres 40.00					Land Total	56,350

Dwelling Description

Replacement Cost New

Cottage/Camp	One Story	616 Sqft	Grade D 90	Base	41,216
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-6,432
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,539
Rooms	1	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,638
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	616	Insulation	-677
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	OLD TYPE	None	Below Average	Inadeq.	28,930
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		Location		64%	89%	80%
						Value(Rcnld)
						13,183

Acpt Land 56,400 **Accepted Bldg** 13,200 **Total** 69,600

WISCASSET
 Name: MW LACHANCE PROPERTIES, LLC.

Valuation Report

09/13/2022

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Map/Lot:
 Location:

R01-037-A

POOLER PIT ROAD

Account: 119 Card: 1 of 1

Neighborhood RURAL WEST
 Zoning/Use SHORE STREAM PRO NW
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 12/22/2021
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B4646P0138
 Reference 2 R-01-037/A0 0000000000
 Tran/Land/Bldg 0 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
104.00	PAST -PASTURE 1	325.00	33,800	100%		33,800	
26.40	Acres-Wasteland	60.00	1,584	100%		1,584	
24.00	Acres-FARM MIXWOOD	370.00	8,880	100%		8,880	
Total Acres 154.40					Land Total	44,264	
Accpt Land		44,300	Accepted Bldg		0	Total	44,300

Name: BLAKE, RALPH F

BLAKE, JACQUELYN M

Map/Lot:

R01-037-B

Account: 7

Card: 1 of 1

Location:

230 POOLER PIT ROAD

Neighborhood: RURAL WEST

Zoning/Use: SHORE STREAM PRO NW
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 09/17/2018
Sale Price: 175,501
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Foreclosure

Reference 1: B4646P0180

Reference 2: R-01-037-B

Tran/Land/Bldg: 1 1 11

FARM LAND: 0 OPEN SPACE: 0

Exemption(s): Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Colonial, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 2013, 0, TYPICAL, TYPICAL, Average, Typical, 173,167.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 92%, 100%, 100%, 159,314.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value, Rcnld. Rows include Frame Garage, Frame Shed, 2,016 SFLA, and Outbuilding Total.

Acpt Land 52,700 Accepted Bldg 178,300 Total 231,000

Valuation Report

Map/Lot:

R01-037-C

Account: 17 Card: 1 of 1

Location:

POOLER PIT ROAD

Neighborhood	RURAL WEST			Sale Data
Zoning/Use	SHORE STREAM PRO NW	Sale Date	12/22/2021	
Topography	Level	Sale Price	0	
Utilities	NoWater/NoSewer	Sale Type	Land Only	
Street	Gravel	Financing	Unknown	
		Verified	Public Record	
		Validity	Related Parties	

Reference 1 B4718P0157
 Reference 2 R-01-037-C
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.90	PAST -PASTURE 1	325.00	1,268	100%		1,268
Total Acres 3.90					Land Total	1,268

Outbuildings/Additions/Improvements							Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func Econ	Rcnld
Frame Shed	2022			----	SOUND	VALUE	----	1,500
Outbuilding Total							1,500	
Acpt Land		1,300	Accepted Bldg			1,500	Total	2,800

Account: 124 Card: 1 of 1

Location: 251 POOLER PIT ROAD

Neighborhood: RURAL WEST

Zoning/Use: SHORE STREAM PRO
 Topography: Level
 Utilities:
 Street: Paved

Sale Data
 Sale Date: 11/23/2015
 Sale Price: 8,000
 Sale Type: Land Only
 Financing: Cash Sale
 Verified: Public Record
 Validity: Related Parties

Reference 1: BOOK 5189 PAGE 126

Reference 2:

Tran/Land/Bldg: 1 1 3

FARM LAND: 0 OPEN SPACE: 0

Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.75	Acres-Rear Land 1-10	2,000.00	1,500	100%		1,500
Total Acres 1.75			Land Total			41,100

Dwelling Description

Replacement Cost New

Conventional	One Story	480 Sqft	Grade D 95	Base	34,250
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-5,290
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,088
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	480	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2018	0	TYPICAL	TYPICAL	Average	Typical	26,872	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcld)
Incomplete		None		92%	60%	100%	14,833

Acpt Land 41,100 **Accepted Bldg** 14,800 **Total** 55,900

Neighborhood: RURAL WEST
 Zoning/Use: SHORE STREAM PRO
 Topography: Rolling
 Utilities:
 Street: Gravel

Sale Data
 Sale Date: 11/17/2014
 Sale Price: 0
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Other Non Valid

Reference 1: B 4843/P262
 Reference 2:
 Tran/Land/Bldg: 0 1 3
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): 50 0 0 Land Schedule: 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.63	Acres-Rear Land 1-10	2,000.00	1,260	100%		1,260
Total Acres 1.63			Land Total			40,860

Dwelling Description

Replacement Cost New

Ranch	One Story	1,456 Sqft	Grade D 90	Base	105,454
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-11,202
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-6,001
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,638
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,456	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2014	0	TYPICAL	TYPICAL	Average	Typical	90,889	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		92%	60%	100%	50,171

Acpt Land 40,900 **Accepted Bldg** 50,200 **Total** 91,100

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B0966P0257
Reference 2: R-01-038/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.45	Acres-Rear Land 1-10	2,000.00	900	100%		900
Total Acres 1.45					Land Total	40,500

Dwelling Description

Replacement Cost New

Cape Cod Exterior	One & 3/4 Story WOOD SHINGLE	816 Sqft Masonry Trim	Grade C 105 None	Base Trim	110,718
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,771
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	TYPICAL	TYPICAL	Average	Typical	115,489
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		81%	100% 100%	93,546

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2001	180	C 105	2,085	Avq.	81%	100%	100%	1,689
Frame Shed	1979	140	D 100	737	Avq-	69%	100%	100%	509
Frame Shed	1979	980	D 100	5,158	Avq-	69%	100%	100%	3,559
ONE STORY FRAME	2001	160	C 105	10,544	Avq.	81%	100%	100%	8,541
Wood Deck	2006	60	C 105	800	Avq.	81%	100%	100%	648
1,588 SFLA	Outbuilding Total								14,946

Acpt Land 40,500 **Accepted Bldg** 108,500 **Total** 149,000

Name: OVERLOCK, CARL R

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OVERLOCK, MARJORIE L

Map/Lot:

R01-038-A

Account: 121 Card: 1 of 1

Location: 184 LOWELLTOWN ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Rolling
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B1072P0099
Reference 2: R-01-038/A0 0000000000
Tran/Land/Bldg: 8 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1983, 0 TYPICAL, TYPICAL, Average, Typical, 101,515.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 82%, 100%, 100%, 83,242.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck, 1.50 ST GARAGE.., 1,344 SFLA.

Acpt Land 39,900 Accepted Bldg 116,400 Total 156,300

Name: TEMPLE, MICHAEL A

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TEMPLE, MELISSA L

Map/Lot:

R01-038-B

Account: 122 Card: 1 of 1

Location: 192 LOWELLTOWN ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Septic System
Street Paved

Sale Data
Sale Date 08/24/2015
Sale Price 140,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B1691P0271
Reference 2 R-01-038/B0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value and 1.00 Acres-HS Size Adj.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1991, 0 TYPICAL, Below Average, Typical, 63,952.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, 76%, 100%, 100%, 48,604.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Open Frame Porch, Wood Deck, ONE STORY FRAME, Frame Shed, 1,256 SFLA.

Acpt Land 34,200 Accepted Bldg 77,700 Total 111,900

Neighborhood: RURAL WEST
Zoning/Use: RURAL
Topography: Rolling
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 11/06/2018
Sale Price: 0
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Related Parties

Reference 1: B2709P0216 B3796P0093
Reference 2: R-01-38/C
Tran/Land/Bldg: 1 1 2
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.13	Acres-Rear Land 1-10	2,000.00	260	100%		260
Total Acres 1.13			Land Total			39,860

Dwelling Description				Replacement Cost New	
Double Wide	One Story	1,539 Sqft	Grade D 100	Base	88,465
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,096
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2001	0	TYPICAL	TYPICAL	Average	Typical	77,300			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	90%	100%	100%	69,570				
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	2006	244	C 100	2,639	Avq.	92%	100%	100%	2,428
Frame Shed	2005	160	B 100	1,126	Avq.	91%	100%	100%	1,025
2S Frame Garage	2005	676	C 100	28,164	Avq.	91%	50%	100%	12,814
Frame Shed	2021			----- S O U N D V A L U E -----					1,500
1,539 SFLA							Outbuilding Total		17,767

Acpt Land 39,900 **Accepted Bldg** 87,300 **Total** 127,200

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	NEQ. WATERSHED RU	Sale Date
Topography	Level	Sale Price
Utilities	Drilled WellSeptic System	Sale Type
Street	Gravel	Financing
		Verified
		Validity

Reference 1 B0707P0291 B4740P0176
 Reference 2 R-01-039/00 0000000000
 Tran/Land/Bldg 6 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
2.86	Acres-Rear Land 1-10	2,000.00	5,720	100%		5,720
Total Acres 3.86					Land Total	45,320

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14' Mobile Home	1987	14X56	D 100	56,815	Poor	20%	50%	100%	5,682	
1.50 ST GARAGE..	1987	1720	D 100	83,013	Fair	61%	80%	100%	40,510	
Frame Garaqe	1987	1386	D 100	30,053	Fair	61%	100%	100%	18,332	
Wood Deck	1987	48	D 100	550	Poor	20%	100%	100%	110	
784 SFLA						Outbuilding Total			64,634	
Acpt Land		45,300	Accepted Bldg		64,600	Total		109,900		

WISCASSET
 Name: SIMMONS, ALFRED W III

Valuation Report

09/13/2022

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Map/Lot: R01-039

Account: 123 Card: 2 of 2

Location: 10 SOULES PIT ROAD

Neighborhood RURAL WEST

Zoning/Use NEQ. WATERSHED RU
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 02/02/2017
 Sale Price 126,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B0707P0291
 Reference 2 R-01-039/00 0000000000
 Tran/Land/Bldg 6 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
SLAB.....	2004	1120	C 100	2.800	Avg.	91%	100%	100%	2,548
784 SFLA									2,548
Accpt Land						0	Accepted Bldg		2,500
						2,500	Total		2,500

WISCASSET
Name: SIMMONS, ALFRED W III

Valuation Report

09/13/2022

Page 132

Map/Lot:

R01-039

Account: 123

Location:

10 SOULES PIT ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	45,300	64,600	109,900	45,300	64,600	109,900
2	0	2,500	2,500	0	2,500	2,500
TOTAL	45,300	67,100	112,400	45,300	67,100	112,400

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 03/12/2014
Sale Price 0
Sale Type Land & Buildings
Financing Conventional
Verified Public Record
Validity Related Parties

Reference 1 B4765P0095
Reference 2 R-01-039/A0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
2.60	Acres-Rear Land 1-10	2,000.00	5,200	100%		5,200
Total Acres 3.60						Land Total 44,800

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	768 Sqft	Grade C 105	Base	99,175
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0	Plumbing	0
Baths	1	Half Baths	0	Attic	0
Attic	None			Fireplace	0
FirePlaces	0			Insulation	0
Insulation	Full			Unfinished	0
Unfin. Living Area	NONE				

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	99,175
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						82,315
None						
Phys. %						83%
83%						
Func. %						100%
100%						
Econ. %						100%
100%						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1985	360	C 100	3,822	Avq.	81%	100%	100%	3,096
1.50 ST GARAGE..	1991	832	C 100	48,433	Avq.	84%	100%	100%	40,684
Frame Shed	2005	80	C 100	490	Avq.	91%	100%	100%	446
Frame Shed	2007	192	C 100	1,175	Avq.	92%	100%	100%	1,081
Frame Shed	2007	288	B 100	2,027	Avq.	92%	100%	100%	1,865
CARPOT.....	2010	648	D 100	6,968	Avq.	92%	50%	100%	3,206
Frame Shed	2020	64	D 100	337	Avq.	92%	100%	100%	310
1,152 SFLA									Outbuilding Total 50,688

Acpt Land

44,800

Accepted Bldg

133,000

Total

177,800

Name: RACKLIFF JR., RICHARD C J/T

RACKLIFF, KATIE E

Map/Lot:

R01-039-B

Account: 127 Card: 1 of 1

Location:

54 SOULES PIT ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B3017P0125 03/03
 Reference 2 R-01-039/B0 0000000000
 Tran/Land/Bldg 1 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.69	Acres-Rear Land 1-10	2,000.00	3,380	100%		3,380
Total Acres 2.69						Land Total 42,980

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,539 Sqft	Grade D 100	Base	88,465
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,096
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Heat Pump	Heat	1,691
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Average	Typical	78,991
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		91%	100% 100%	71,882

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2004	270	D 100	4,899	Avg.	91%	100%	100%	4,458
Wood Deck	2004	140	C 100	1,578	Avg.	91%	100%	100%	1,436
1,539 SFLA									
Outbuilding Total									5,894

Acpt Land 43,000 **Accepted Bldg** 77,800 **Total** 120,800

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B1550P0048
 Reference 2 R-01-039/C0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
4.30	Acres-Rear Land 1-10	2,000.00	8,600	100%		8,600
Total Acres 5.30					Land Total	48,200

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	768 Sqft	Grade C 105	Base	104,205
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	154 Sqft, Grade C	Basement Gar	None	Fin Bsmt	7,201
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1987	0	TYPICAL	TYPICAL	Average	Typical	111,406			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	84%	100%	100%	93,581				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1985	256	C 105	5,684	Avq.	84%	100%	100%	4,775
Frame Shed	1985	64	D 100	337	Avq.	81%	100%	100%	273
Wood Deck	2000	256	C 100	2,761	Avq.	89%	100%	100%	2,457
Wood Deck	2002	320	C 100	3,414	Avq.	90%	100%	100%	3,073
Res. Greenhouse	2005	216	D 100	8,013	Fair	71%	100%	100%	5,689
1,344 SFLA									
						Outbuilding Total		16,267	

Acpt Land

48,200

Accepted Bldg

109,800 **Total**

158,000

Neighborhood **RURAL WEST**

Zoning/Use **NEQ. WATERSHED RU**
Topography **Level**
Utilities **Drilled WellSeptic System**
Street **Paved**

Sale Data
Sale Date **04/27/2015**
Sale Price **0**
Sale Type **Land & Buildings**
Financing **Unknown**
Verified **Public Record**
Validity **Related Parties**

Reference 1 **B2737P0018 B4752P0295**
Reference 2 **R-01-039/D**
Tran/Land/Bldg **1 1 11**
FARM LAND **0 OPEN SPACE 0**
Exemption(s) **50 0 0 Land Schedule 103**

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
7.52	Acres-Rear Land 1-10	2,000.00	15,040	100%		15,040
Total Acres 8.52						Land Total 54,640

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	672 Sqft	Grade B 95	Base	90,290
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,723
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	TYPICAL	Average	Typical	94,013
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						Value(Rcnld)
None						
None						84,612

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
Frame Shed	2002	308	D 100	1,621	Avq.	90%	100%	100%	1,459
Wood Deck	2003	40	C 100	558	Avq.	90%	100%	100%	502
Wood Deck	2003	354	C 100	3,761	Avq.	90%	100%	100%	3,385
Wood Deck	2003	24	C 100	395	Avq.	90%	100%	100%	356
1 Story/BASEMENT	2003	448	B 95	36,262	Avq.	90%	100%	100%	32,636
1,456 SFLA									Outbuilding Total 38,338

Acpt Land

54,600

Accepted Bldg

123,000

Total

177,600

Name: CHADWICK, JEFFREY M

CHADWICK, CYNTHIA E

Map/Lot:

R01-039-E

Account: 8 Card: 1 of 1

Location: 162 LOWELLTOWN ROAD

Neighborhood: RURAL WEST

Zoning/Use: NEQ. WATERSHED RU
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 01/02/2013
 Sale Price: 0
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B4614P0294
 Reference 2: R-01-039-E
 Tran/Land/Bldg: 9 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
2.29	Acres-Rear Land 1-10	2,000.00	4,580	100%		4,580
Total Acres 3.29						Land Total 44,180

Dwelling Description

Replacement Cost New

Ranch	One Story	1,568 Sqft	Grade C 105	Base	154,062
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,578
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2013	0	TYPICAL	TYPICAL	Average	Typical	157,640
Functional Obsolescence						Value(Rcnld)
None						145,029

Outbuildings/Additions/Improvements		Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Description	Year								
1 Story/BASEMENT	2013	240	C 105	18,671	Avq.	92%	100%	100%	17,177
Frame Garage	2013	784	C 105	22,293	Avq.	92%	100%	100%	20,510
Open Frame Porch	2013	72	C 105	1,772	Avq.	92%	100%	100%	1,630
Wood Deck	2013	180	C 105	2,085	Avq.	92%	100%	100%	1,918
Patio	2013	144	C 100	1,252	Avq.	92%	100%	100%	1,152
BSMT ENTRY.....	2013	30	C 100	367	Avq.	92%	100%	100%	338
Frame Shed	2014	240	C 100	1,469	Avq.	92%	100%	100%	1,351
Frame Shed	2015	64	C 100	392	Avq.	92%	100%	100%	361
1,808 SFLA									Outbuilding Total 44,437

Acpt Land	44,200	Accepted Bldg	189,500	Total	233,700
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WISCASSET
 Name: SOULE, CAROLYN A(TRUSTEE)

Valuation Report

09/13/2022

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Map/Lot:

R01-039-F

Account: 2655 Card: 1 of 1

Location:

SOULE LANE

Neighborhood: RURAL WEST

Zoning/Use: NEQ. WATERSHED RU
 Topography: Level

Utilities:

Street: Gravel

Reference 1

Reference 2

Tran/Land/Bldg: 0 0 0

FARM LAND: 0 OPEN SPACE: 0

Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
125.86	R 20+-Rear 20+	500.00	62,930	100%		62,930
Total Acres 146.86					Land Total	132,530

Accpt Land 132,500 **Accepted Bldg** 0 **Total** 132,500

WISCASSET

Valuation Report

09/13/2022

Name: CHADWICK, JEFFREY

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CHADWICK, CYNTHIA

Map/Lot:

R01-039-ON

Account: 2648 Card: 1 of 1

Location:

10 SOULES PIT ROAD

Neighborhood RURAL WEST

Zoning/Use NEQ. WATERSHED

Topography Rolling

Utilities Drilled WellSeptic System

Street Paved

Reference 1 BILL OF SALE 03/01/2017

Reference 2

Tran/Land/Bldg 0 0 0

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12' Mobile Home	2001	14X66	D 100	64.627	Avg.	79%	50%	100%	25.389
Wood Deck	2004	154	C 100	1.721	Avg.	91%	100%	100%	1.566
924 SFLA									
						Outbuilding Total			26.955
Acpt Land			0	Accepted Bldg		27,000	Total		27,000

Name: JARRETT, STEPHEN M

JARRETT, PATRICIA L & TIMOTHYL. JARRETT

Map/Lot:

R01-040

Account: 129

Card: 1 of 2

Location:

236 LOWELLTOWN ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Above Street
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B1027P0173
Reference 2: R-01-040/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 2 50 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include 1.50 ST GARAGE., 1 & 1/2 STORY FR, 1.50 ST BARN..., Frame Shed, Wood Deck, 1 Story/BASEMENT, Encl Frame Porch.

Acpt Land

46,600

Accepted Bldg

164,000 Total

210,600

WISCASSET

Valuation Report

09/13/2022

Name: JARRETT, STEPHEN M

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JARRETT, PATRICIA L & TIMOTHYL. JARRETT

Map/Lot:

R01-040

Account: 129 Card: 2 of 2

Location:

Neighborhood RURAL WEST

Zoning/Use RURAL

Topography Rolling

Utilities

Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 1 0 0

FARM LAND 0 OPEN SPACE 0

Exemption(s) 2 50 0 Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	2018	80	C 100	490	Ava.	92%	100%	100%	451
1,888 SFLA									451
Accpt Land		0	Accepted Bldg			500	Total		500

WISCASSET

Valuation Report

09/13/2022

Name: JARRETT, STEPHEN M

Page 142

JARRETT, PATRICIA L & TIMOTHYL. JARRETT

Map/Lot:

R01-040

Account: 129

Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	46,600	164,000	210,600	46,600	164,000	210,600
2	0	500	500	0	500	500
TOTAL	46,600	164,500	211,100	46,600	164,500	211,100

WISCASSET
 Name: JARRETT, STEPHEN

Valuation Report

09/13/2022

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Map/Lot:
 Location:

R01-040-001

234 LOWELLTOWN ROAD

Account: 2033 Card: 1 of 1

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 05/09/2016
 Sale Price 12,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 BILL OF SALE
 Reference 2 R-01-040/01
 Tran/Land/Bldg 9 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14' Mobile Home	2001	14X77	D 100	73,220	Ava.	79%	50%	100%	28,765	
Wood Deck	207	128	C 100	1,456	Ava.	65%	100%	100%	946	
Frame Shed	2002	64	C 100	392	Ava.	90%	100%	100%	353	
Outbuilding Total									30,064	
Acpt Land			0	Accepted Bldg			30,100	Total		30,100

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B4009P0107
 Reference 2 R01-40-A
 Tran/Land/Bldg 0 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600	
1.56	Acres-Rear Land 1-10	2,000.00	3,120	100%		3,120	
Total Acres 2.56						Land Total	42,720

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	2005	14X66	D 100	64,627	Avq-	81%	50%	100%	26,012
1.50 ST BARN....	1995	1980	C 100	73,901	Avq.	86%	100%	100%	63,555
Wood Deck	2005	268	D 105	2,604	Avq-	81%	100%	100%	2,109
924 SFLA						Outbuilding Total			91,676

Acpt Land	42,700	Accepted Bldg	91,700	Total	134,400
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Neighborhood: RURAL WEST
 Zoning/Use: NEQ. WATERSHED RU
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 12/03/2021
 Sale Price: 225,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B1938P0141 B3613P0242
 Reference 2: R-01-041/00 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
2.00	Acres-Rear Land 1-10	2,000.00	4,000	100%		4,000
Total Acres 3.00						Land Total 43,600

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	832 Sqft	Grade B 95	Base	111,788
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	TYPICAL	TYPICAL	Above Average	Typical	111,788
Functional Obsolescence						Value(Rcnld)
None						83,841

Description	Year	Units	Grade	Condition			Layout			Value Rcnld
				RCN	Cond	Phy	Func	Econ		
1.5 Story/BSMT	1850	357	B 95	35,258	Avq+	75%	100%	100%	26,444	
Open Frame Porch	1850	162	B 95	3,834	Avq+	75%	100%	100%	2,876	
Wood Deck	1980	384	B 95	4,443	Avq+	75%	100%	100%	3,332	
Frame Garage	1990	1120	C 100	28,886	Avq.	84%	100%	100%	24,264	
Frame Garage	1900	400	D 100	10,736	Avq-	57%	100%	100%	6,120	
Frame Garage	1983	1120	C 100	28,886	Avq.	80%	100%	100%	23,109	
Frame Shed	1960	48	C 100	294	Avq.	69%	100%	100%	203	
1,784 SFLA									86,348	

Acpt Land	43,600	Accepted Bldg	170,200	Total	213,800
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Name: DOUGLASS, JOCELYN J/T

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LORD, JONATHAN RICHMOND

Map/Lot:

R01-041-A

Account: 133 Card: 1 of 1

Location:

68 HALE POND ROAD

Neighborhood: RURAL WEST

Zoning/Use: NEQ. WATERSHED
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 04/22/2002
Sale Price: 172,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B2842P0273 04/02
Reference 2: R-01-041/A0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Replacement Cost New, and Value. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Outbuildings/Additions/Improvements and a summary row for 2,232 SFLA.

Acpt Land

50,800

Accepted Bldg

192,900 Total

243,700

Name: MCRAE, PETER R (J/T)

MCRAE, MONIQUE C

Map/Lot:

R01-041-B

Account: 134 Card: 1 of 1

Location:

80 HALE POND ROAD

Neighborhood: RURAL WEST

Zoning/Use: NEQ. WATERSHED RU
Topography: Rolling
Utilities: Drilled WellSeptic System
Street: Private

Reference 1: B2653P0267
Reference 2: R-01-041/B0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, Acres-Rear Land 11-20, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Units, Price/Unit, Grade, Replacement Cost New, Value. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, and Phys. %.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Wood Deck, 1 Story/BASEMENT, 1.50 ST GARAGE., Frame Shed, Open Frame Porch, and 1,892 SFLA.

Summary row: Acpt Land 63,300 Accepted Bldg 216,000 Total 279,300

Account: 135 Card: 1 of 1

Location: 248 LOWELLTOWN ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 12/09/2004
Sale Price: 0
Sale Type:
Financing:
Verified:
Validity:

Reference 1: B3406P0261 (12/04)
Reference 2: R-01-041/CO 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
2.56	Acres-Rear Land 1-10	2,000.00	5,120	100%		5,120
Total Acres 3.56						Land Total 44,720

Dwelling Description

Replacement Cost New

Ranch	One Story	1,440 Sqft	Grade C 100	Base	134,748
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	3,582
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1987	0	TYPICAL	TYPICAL	Average	Typical	138,330			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		84%	100% 100%	116,197			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1987	192	C 100	2,108	Avq.	84%	100%	100%	1,771
2.00 S Barn	2008	560	C 100	25,161	Avq.	92%	100%	100%	23,148
Barn 1S	2008	280	C 100	9,152	Avq.	92%	100%	100%	8,420
1,440 SFLA	Outbuilding Total								33,339
Acpt Land		44,700		Accepted Bldg		149,500		Total	194,200

Name: TILAS, LUCINDA S

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TILAS, NICHOLAS J

Map/Lot:

R01-041-D

Account: 2094 Card: 1 of 1

Location:

64 HALE POND ROAD

Neighborhood: RURAL WEST

Zoning/Use: NEQ. WATERSHED RU
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B2358P0270
 Reference 2: R-01-041/D0
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.80	Acres-Rear Land 1-10	2,000.00	3,600	100%		3,600
Total Acres 2.80					Land Total	43,200

Dwelling Description

Replacement Cost New

Colonial	One & 1/2 Story	1,218 Sqft	Grade B 100	Base	189,491
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	280 Sqft, Grade C	Basement Gar	None	Fin Bsmt	12,469
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,532
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	TYPICAL	Average	Typical	208,492
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		90%	100% 100%	187,643

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2006	64	B 100	1,754	Avq.	90%	100%	100%	1,579
Frame Shed	2003	64	D 100	337	Fair	70%	100%	100%	236
Canopy	2003	72	E 100	594	Fair	70%	100%	100%	416
Frame Shed	2021	384	D 100	2,021	Avq.	92%	100%	100%	1,859
Wood Deck	2021	948	D 100	8,445	Avq.	92%	100%	100%	7,769
1,827 SFLA									
Outbuilding Total									11,859

Acpt Land

43,200

Accepted Bldg

199,500

Total

242,700

WISCASSET
 Name: GOLDEN, SHAWN R
 GOLDEN, TINA M

Valuation Report

09/13/2022

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Map/Lot: R01-041-E

Account: 2181 Card: 1 of 1

Location: 41 GOLDEN APPLE DRIVE

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 09/01/1999
 Sale Price: 30,900
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B2502P0246
 Reference 2: R-01-041/E SER#AP09-00758AB
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
3.70	Acres-Rear Land 1-10	2,000.00	7,400	100%		7,400
Total Acres 4.70						Land Total 47,000

Dwelling Description

Replacement Cost New

Double Wide	One Story	960 Sqft	Grade D 100	Base	55,183
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,793
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,172
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	TYPICAL	TYPICAL	Average	Typical	48,149
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		89%	100% 100%	42,853

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2000	56	A 100	460	Avq-	79%	100%	100%	363
Frame Garage	2009	900	C 100	23,874	Avq.	92%	100%	100%	21,964
AB.GR. POOL.....	2009	0	D 105	903	Avq.	92%	100%	100%	831
960 SFLA									
Outbuilding Total									23,158

Acpt Land 47,000 **Accepted Bldg** 66,000 **Total** 113,000

WISCASSET
 Name: LEAVITT, DONALD M

Valuation Report

09/13/2022

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Account: 2744 Card: 1 of 1

Map/Lot:
 Location: R01-041-F
 LOWELLTOWN ROAD

Neighborhood: RURAL WEST

Zoning/Use: NEQ. WATERSHED
 Topography: Rolling
 Utilities:
 Street: Paved

Reference 1

Reference 2

Tran/Land/Bldg: 0 0 0

FARM LAND: 0 OPEN SPACE: 0

Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
15.30	R 20+-Rear 20+	500.00	7,650	100%		7,650
Total Acres 36.30					Land Total	77,250

Accpt Land 77,300 **Accepted Bldg** 0 **Total** 77,300

WISCASSET

Valuation Report

09/13/2022

Name: TORRE, ALBERT F

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TORRE, DEBORAH G

Map/Lot:

R01-042

Account: 136 Card: 1 of 1

Location:

LOWELLTOWN ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level

Utilities NoWater/NoSewer

Street Paved

Sale Data	
Sale Date	10/02/2017
Sale Price	50,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B2138P0195
Reference 2 R-01-042/00 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
7.00	Acres-Rear Land 1-10	2,000.00	14,000	100%		14,000
Total Acres 8.00					Land Total	53,600

Accpt Land	53,600	Accepted Bldg	0	Total	53,600
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Name: BEDELL, FRANK M

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BEDELL, KATHRYN K

Map/Lot:

R01-043

Account: 137 Card: 1 of 1

Location: 308 LOWELLTOWN ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B1316P0253
Reference 2 R-01-043/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Conventional Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1972, 0, TYPICAL, TYPICAL, Average, Inadeq., 105,789.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 78%, 99%, 100%, 81,690.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include 1SFr Overhang, Frame Shed, Open Frame Porch, 1,424 SFLA, and Outbuilding Total.

Acpt Land 40,600 Accepted Bldg 87,900 Total 128,500

WISCASSET
 Name: HENRY, KENNETH
 HENRY, MICHIKO

Valuation Report

09/13/2022

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Map/Lot:

R01-043-A

Account: 138 Card: 1 of 1

Location: 320 LOWELLTOWN ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 11/25/2019
 Sale Price 284,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B2709P0071
 Reference 2 R-01-043/A0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%	Topoqraphy	3,600
1.65	Acres-Rear Land 1-10	2,000.00	3,300	100%	Topoqraphy	3,300
Total Acres 2.65						Land Total 42,900

Dwelling Description

Replacement Cost New

Colonial	Two Story	1,068 Sqft	Grade B 100	Base	196,496
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry None	Basement	-12,208
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	9	HEARTH			
Bedrooms	4	Add Fixtures	3		
Baths	3	Half Baths	1	Plumbing	15,677
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,871
Insulation	Heavy			Insulation	1,744
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	TYPICAL	TYPICAL	Average	Typical	207,580
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		86%	100% 100%	178,519
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
1 & 3/4 STORY FR	1989	256	B 100	26,785	Avq.	23,035
3/4S AD/GAR.....	1989	960	B 100	60,182	Avq.	51,757
Wood Deck	1989	792	C 100	8,228	Avq.	7,076
2,584 SFLA						81,868
Outbuilding Total						81,868
Acpt Land		42,900	Accepted Bldg		260,400	Total 303,300

Name: BALDWIN, DONALD H J/T

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BALDWIN, CHRISTINE

Map/Lot:

R01-043-B

Account: 139 Card: 1 of 1

Location:

18 INDIAN ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 08/22/2007
Sale Price: 181,950
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B3904P298
Reference 2: R-01-043/B0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): 0 50 0 Land Schedule: 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Replacement Cost New, Dwelling Description, Replacement Cost New, Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Outbuildings/ Additions/ Improvements and summary rows for Acpt Land and Accepted Bldg.

Name: RIOUX, NICHOLAS A

EATON-RIOUX, JOHANNA P

Map/Lot:

R01-043-C

Account: 140 Card: 1 of 1

Location:

38 INDIAN ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 10/16/2019
Sale Price 306,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4556P0259
Reference 2 R-01-043/C0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 6 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes sub-table for Outbuildings/Additions/Improvements.

Acpt Land

43,400

Accepted Bldg

189,300 Total

232,700

WISCASSET
 Name: MORRISON, CHRISTOPHER G

Valuation Report

09/13/2022

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Map/Lot:

R01-044

Account: 141 Card: 1 of 1

Location:

BROOK ROAD

Neighborhood RURAL WEST

Zoning/Use SHORE STREAM PRO NW
 Topography Level
 Utilities Dugwell/Lake
 Street Paved

Sale Data	
Sale Date	02/10/2015
Sale Price	100,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B1268P0278 B4212P190
 Reference 2 R-01-044/00 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
88.40	PAST -PASTURE 1	325.00	28,730	100%		28,730
Total Acres 88.40				Land Total		28,730

Acpt Land	28,700	Accepted Bldg	0	Total	28,700
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Neighborhood **RURAL WEST**

Zoning/Use **NEQ. WATERSHED**
 Topography **Level**
 Utilities **Drilled WellSeptic System**
 Street **Paved**

Reference 1 **B1976P0138**
 Reference 2 **R-01-044/A0 0000000000**
 Tran/Land/Bldg **1 1 11**
 FARM LAND **0 OPEN SPACE 0**
 Exemption(s) **50 0 0 Land Schedule 103**

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
11.23	R 20+-Rear 20+	500.00	5,615	100%		5,615
Total Acres 32.23						Land Total 75,215

Dwelling Description

Replacement Cost New

Ranch	One Story	1,120 Sqft	Grade B 100	Base	122,935
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	4,120
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,919
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Above Average	Typical	130,974
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	91%	100%	100%	119,186	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1988	620	B 100	44,748	Avq+	91%	100%	100%	40,721
Open Frame Porch	1988	124	B 100	3,151	Avq+	91%	100%	100%	2,867
1/2S AD/GAR.....	1988	728	B 100	36,604	Avq+	91%	100%	100%	33,310
Wood Deck	2006	407	B 100	4,946	Avq+	91%	100%	100%	4,501
Wood Deck	1988	32	B 100	547	Avq+	91%	100%	100%	498
AB.GR. POOL.....	1988	1	C 100	1,000	Avq.	99%	100%	100%	990
Outbuilding Total									82,887

Acpt Land

75,200

Accepted Bldg

202,100

Total

277,300

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 04/24/2009
Sale Price: 185,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B4132P0242
Reference 2: R-01-044/B0 0000000000
Tran/Land/Bldg: 6 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	90%	Restrictio	32,400
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
7.40	Acres-Rear Land 1-10	2,000.00	14,800	100%		14,800
Total Acres 8.40					Land Total	50,800

Dwelling Description

Replacement Cost New

Colonial	One & 3/4 Story	1,036 Sqft	Grade B 95	Base	160,884
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,723
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1996	0	TYPICAL	TYPICAL	Average	Typical	164,607				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)				
None		None		88%	100% 100%	144,854				
Outbuildings/Additions/Improvements						Value Rcnld				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
Wood Deck	2000	280	B 100	3,457	Avg.	89%	100%	100%	3,077	
1,813 SFLA									Outbuilding Total	3,077

Acpt Land 50,800 **Accepted Bldg** 147,900 **Total** 198,700

Valuation Report

Map/Lot:

R01-044-B1

Account: 144 Card: 1 of 1

Location:

48 HALE POND ROAD

Neighborhood RURAL WEST

Zoning/Use NEQ. WATERSHED
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/01/1994
 Sale Price 33,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B1991P0048
 Reference 2 R-01-044/B1 0000000000
 Tran/Land/Bldg 1 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.60	Acres-Rear Land 1-10	2,000.00	1,200	100%		1,200
Total Acres 1.60					Land Total	40,800

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1987	14X66	C 100	86,328	Avq.	52%	50%	100%	22,404
Wood Deck	2001	240	C 100	2,598	Avq.	89%	100%	100%	2,312
Frame Shed	1987	48	D 100	253	Avq-	73%	100%	100%	185
924 SFLA						Outbuilding Total			24,901

Acpt Land 40,800 **Accepted Bldg** 24,900 **Total** 65,700

Neighborhood RURAL WEST

Zoning/Use NEQ. WATERSHED
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 10/02/2020
Sale Price 215,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2000P0107
Reference 2 R-01-044/B2 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 6 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%	Access	3,600
1.50	Acres-Rear Land 1-10	2,000.00	3,000	100%		3,000
Total Acres 2.50						Land Total 42,600

Dwelling Description

Replacement Cost New

Log	Two Story	720 Sqft	Grade B 95	Base	128,986
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-7,819
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	100% None	Heat	-6,143
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,723
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1999	0	TYPICAL	TYPICAL	Average	Typical	118,747			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		89%	100% 100%	105,685			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1999	240	D 100	1,263	Avq-	78%	100%	100%	985
Frame Shed	1999	96	D 100	506	Fair	68%	100%	100%	344
Wood Deck	2003	48	C 100	640	Avq.	90%	100%	100%	576
Wood Deck	2003	36	D 100	445	Fair	70%	100%	100%	312
Open Frame Porch	2003	96	C 100	2,173	Avq.	90%	100%	100%	1,956
1,440 SFLA									
Outbuilding Total 4,173									
Acpt Land		42,600		Accepted Bldg		109,900		Total	152,500

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	NEQ. WATERSHED	Sale Date 10/01/1995
Topography	Level	Sale Price 25,083
Utilities	Septic SystemDrilled Well	Sale Type Land Only
Street	Gravel	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B2099P0161
 Reference 2 R-01-044/B3 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
5.70	Acres-Rear Land 1-10	2,000.00	11,400	100%		11,400
Total Acres 6.70						Land Total 51,000

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 100	Base		149,795
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt		4,101
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	5	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		6,532
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
2007	0	TYPICAL	TYPICAL	Average	Typical	160,428				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		92%	100%	100%	147,594			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
FA/1FA/B	2007	165	B 100	16,853	Avq.	92%	100%	100%	15,505	
1S AD/GAR.....	2007	960	B 100	72,668	Avq.	92%	100%	100%	66,855	
Open Frame Porch	2007	88	C 100	2,011	Avq.	92%	100%	100%	1,850	
ONE STORY FRAME	2014	192	B 100	13,858	Avq.	92%	100%	100%	12,749	
1,956 SFLA									96,959	
Acpt Land		51,000		Accepted Bldg		244,600		Total		295,600

Name: PICKERING, WILLIAM H

PICKERING, LORI E

Map/Lot:

R01-044-C

Account: 147 Card: 1 of 1

Location:

38 HALE POND ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B1584P0073
Reference 2: R-01-044/CO 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): 50 0 0 Land Schedule: 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value, Rcnld. Rows include Wood Deck, Frame Shed, AB.GR. POOL....., Frame Garage, 1,232 SFLA.

Summary row: Acpt Land 40,600 Accepted Bldg 143,800 Total 184,400

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 04/20/2011
 Sale Price: 0
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Other Non Valid

Reference 1: B4393P0008
 Reference 2: R-01-044/D0 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 0 50 0 Land Schedule 103

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
1.00	Acres-HS Size Adj	3,600.00	3,600	100%	Access	3,600	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000	
6.30	R 20+-Rear 20+	500.00	3,150	100%		3,150	
Total Acres 27.30						Land Total	72,750

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,064 Sqft	Grade C 105	Base	102,451
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	360 Sqft, Grade C	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1989	0	TYPICAL	TYPICAL	Average	Typical	102,451			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		85%	100%	100%	87,083		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1989	64	C 105	843	Avq.	85%	100%	100%	717
Frame Shed	1990	256	C 100	1,567	Avq.	84%	100%	100%	1,316
Frame Garage	1999	600	C 100	17,040	Avq.	88%	95%	100%	14,245
1,064 SFLA						Outbuilding Total			16,278
Acpt Land		72,800		Accepted Bldg		103,400		Total	176,200

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 04/01/2004
 Sale Price: 98,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B3263P0064 (04/04)
 Reference 2: R-01-044/D1
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.01	Acres-Rear Land 1-10	2,000.00	20	100%		20
Total Acres 1.01					Land Total	39,620

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,248 Sqft	Grade D 100	Base	71,737
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,430
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,248	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2000	0	TYPICAL	TYPICAL	Average	Inadeq.	63,238	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		89%	99%	100%	55,719

Acpt Land 39,600 **Accepted Bldg** 55,700 **Total** 95,300

WISCASSET
 Name: STEVENS, ANDREW
 STEVENS, SONYA

Valuation Report

09/13/2022

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Account: 2483 Card: 1 of 1

Map/Lot: R01-044-D2
 Location: HALE POND ROAD

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Level
 Utilities:
 Street: Paved

Sale Data
 Sale Date: 03/01/2017
 Sale Price: 11,950
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Other Non Valid

Reference 1: B3948P0264
 Reference 2: R-1-44/D2
 Tran/Land/Bldg: 0 1 15
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 103

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600	
0.70	Acres-Rear Land 1-10	2,000.00	1,400	100%		1,400	
Total Acres 1.70					Land Total	41,000	
Accpt Land		41,000	Accepted Bldg		0	Total	41,000

WISCASSET
 Name: CYR, PETER F
 CYR, MICHELINE

Valuation Report

09/13/2022

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Map/Lot: R01-044-E

Account: 149 Card: 1 of 1

Location: 545 CROMWELL ROAD

Neighborhood: RURAL WEST

Zoning/Use: NEQ. WATERSHED
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 05/01/2020
 Sale Price: 342,500
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B2402P0124
 Reference 2: R-01-044/E0 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
7.00	Acres-Rear Land 11-20	1,000.00	7,000	100%		7,000
Total Acres 18.00						66,600

Dwelling Description

Replacement Cost New

Colonial	Two Story	936 Sqft	Grade B 100	Base	168,833
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	4,120
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,532
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	TYPICAL	TYPICAL	Average	Typical	179,485
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						154,357
None						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1993	156	B 100	13,292	Avq.	86%	100%	100%	11,431
Wood Deck	1993	105	B 100	1,404	Avq.	86%	100%	100%	1,207
1.75 ST GARAGE..	1993	728	B 100	58,479	Avq.	86%	100%	100%	50,292
Open Frame Porch	1993	54	B 100	1,521	Avq.	86%	100%	100%	1,308
AB.GR. POOL.....	1993	1	C 100	1,000	Avq.	99%	100%	100%	990
Wood Deck	1999	32	B 100	547	Avq.	88%	100%	100%	481
Wood Deck	1999	200	C 100	2,190	Avq.	88%	100%	100%	1,927
FIN APT/1 ST GARAGE	1993	728	C 100	28,392	Avq.	85%	100%	100%	24,133
2,028 SFLA									91,769

Acpt Land 66,600 **Accepted Bldg** 246,100 **Total** 312,700

WISCASSET
 Name: GORDON, MATTHEW D J/T
 GABRIEL, MARY M

Valuation Report

09/13/2022

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Account: 2582 Card: 1 of 1

Map/Lot: R01-044-E01
 Location: 535 CROMWELL ROAD

Neighborhood: RURAL WEST
 Zoning/Use: NEQ. WATERSHED
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Gravel

Sale Data
 Sale Date: 09/17/2009
 Sale Price: 0
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B4202P0007
 Reference 2: R01-044-E/1
 Tran/Land/Bldg: 0 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.54	Acres-Rear Land 1-10	2,000.00	1,080	100%		1,080
Total Acres 1.54					Land Total	40,680

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	888 Sqft	Grade B 100	Base	131,962
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,919
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2009	0	TYPICAL	TYPICAL	Average	Typical	135,881			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		92%	100%	100%			
Outbuildings/Additions/Improvements						Value(Rcnld)			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2009	456	B 100	38,853	Avg.	92%	100%	100%	35,745
Wood Deck	2014	448	B 100	5,428	Avg.	92%	100%	100%	4,994
Canopy	2014			- - - - S O U N D V A L U E - - - -					0
Frame Garaqe	2017	572	C 100	16,402	Avg.	92%	100%	100%	15,090
2,010 SFLA						Outbuilding Total			55,829

Acpt Land 40,700 **Accepted Bldg** 180,800 **Total** 221,500

WISCASSET
 Name: GORDON, DENNIS H

Valuation Report

09/13/2022

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Map/Lot:

R01-044E-02

Account: 2721 Card: 1 of 1

Location:

OFF CROMWELL ROAD

Neighborhood RURAL WEST

Zoning/Use NEQ. WATERSHED

Topography Rolling

Utilities

Street

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
7.16	Acres-Rear Land 11-20	1,000.00	7,160	100%		7,160
Total Acres 17.16					Land Total	27,160

Acpt Land	27,200	Accepted Bldg	0	Total	27,200
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Neighborhood: RURAL WEST
Zoning/Use: NEQ. WATERSHED
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 06/30/2016
Sale Price: 78,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B2889P0175 (07/02)
Reference 2: R-01-044/F1 0000000000
Tran/Land/Bldg: 7 1 2
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 5 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600	
1.37	Acres-Rear Land 1-10	2,000.00	2,740	100%		2,740	
Total Acres 2.37						Land Total	42,340

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,104 Sqft	Grade D 100	Base	63,460
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,112
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,708
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,348
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Below Average	Typical	51,223
Functional Obsolescence						Value(Rcnld)
None						40,466

Description	Outbuildings/ Additions/ Improvements		Condition		Percent Good			Value Rcnld	
	Year	Units	Grade	RCN	Cond	Phy	Func		Econ
Frame Garage	2002	480	C 100	14,307	Avg.	90%	100%	100%	12,876
Wood Deck	2002	144	C 100	1,619	Avg.	90%	100%	100%	1,457
1,104 SFLA									
Outbuilding Total								14,333	

Acpt Land 42,300 **Accepted Bldg** 54,800 **Total** 97,100

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	NEQ. WATERSHED	Sale Date 06/26/2013
Topography	Level	Sale Price 48,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Foreclosure

Reference 1	B4681P0226
Reference 2	R-01-044-F2
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	2 50 0 Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.39	Acres-Rear Land 1-10	2,000.00	2,780	100%		2,780
Total Acres 2.39					Land Total	42,380

Dwelling Description				Replacement Cost New	
Ranch	One Story	576 Sqft	Grade C 100	Base	59,289
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-5,725
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	TYPICAL	TYPICAL	Average	Typical	53,564
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		86%	100% 100%	46,065

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1993	180	C 100	1,986	Avq.	86%	100%	100%	1,708
Frame Garage	1993	600	C 100	17,040	Avq.	85%	100%	100%	14,484
576 SFLA									
Outbuilding Total									16,192

Acpt Land	42,400	Accepted Bldg	62,300	Total	104,700
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Neighborhood: RURAL WEST

Zoning/Use: NEQ. WATERSHED
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B1917P0034
Reference 2: R-01-044/G0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
9.00	Acres-Rear Land 11-20	1,000.00	9,000	100%		9,000
Total Acres 20.00						68,600

Dwelling Description				Replacement Cost New	
Ranch	One Story	896 Sqft	Grade B 100	Base	96,420
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	TYPICAL	TYPICAL	Average	Typical	96,420
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	88,706

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1996	140	E 100	634	Poor	53%	100%	100%	336
896 SFLA									336
Outbuilding Total									336

Acpt Land 68,600 **Accepted Bldg** 89,000 **Total** 157,600

WISCASSET
 Name: WIRICK, WENONAH M J/T
 ANDREI, JOSHUA C

Valuation Report

09/13/2022

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Account: 152 Card: 1 of 1

Map/Lot: R01-044-H
 Location: 160 HALE POND ROAD

Neighborhood: RURAL WEST
 Zoning/Use: NEQ. WATERSHED
 Topography: Rolling
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 12/08/2005
 Sale Price: 236,900
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B3607P0191
 Reference 2: R-01-044/H0 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	90%	Topoqraphy	32,400
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
6.20	R 20+-Rear 20+	500.00	3,100	100%		3,100
Total Acres 17.20						59,100

Dwelling Description

Replacement Cost New

Ranch	One Story	1,120 Sqft	Grade C 100	Base	104,804
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1120 Sqft, Grade C	Basement Gar	None	Fin Bsmt	49,875
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	TYPICAL	TYPICAL	Average	Typical	154,679
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		88%	100% 100%	136,118
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Frame Garage	1990	576	C 100	16,493	Avq-	12,205
Frame Shed	1996	288	D 100	1,516	Avq-	1,167
Frame Shed	1996	64	D 100	337	Avq-	259
1.50 ST BARN....	1999	1232	C 100	47,676	Avq-	18,594
1,120 SFLA						32,225
Acpt Land						Total
		59,100	Accepted Bldg		168,300	227,400

WISCASSET
 Name: LANGLEY, CURRIER

Valuation Report

09/13/2022

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Map/Lot: R01-044-J

Account: 153 Card: 1 of 1

Location: 157 HALE POND ROAD

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	NEQ. WATERSHED	Sale Date
Topography	Rolling	Sale Price
Utilities	NoWater/NoSewer	Sale Type
Street	Private	Financing
		Verified
		Validity

Reference 1 B2048P0329
 Reference 2 R-01-044/J0 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
11.42	Acres-Rear Land 11-20	1,000.00	11,420	100%		11,420	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600	
Total Acres 22.42					Land Total	71,020	

Acpt Land	71,000	Accepted Bldg	0	Total	71,000
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Name: MURRAY, WENDY L J/T

MURRAY, BRIAN C

Map/Lot:

R01-044-J1

Account: 2282 Card: 1 of 1

Location: 133 HALE POND ROAD

Neighborhood: RURAL WEST

Zoning/Use: NEQ. WATERSHED
Topography: Rolling
Utilities: Drilled WellSeptic System
Street: Gravel

Sale Data
Sale Date: 05/13/2002
Sale Price: 15,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Related Parties

Reference 1: B33909P0111
Reference 2: R-01-44-J/1
Tran/Land/Bldg: 8 1 2
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): 50 0 0 Land Schedule: 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Price/Unit, Grade, Replacement Cost New, Value. Rows include Double Wide, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Built 2002, Functional Obsolescence None, and Outbuildings/Improvements table.

Acpt Land

39,800

Accepted Bldg

91,500

Total

131,300

WISCASSET
 Name: CROMWELL, MARIAN O

Valuation Report

09/13/2022

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Map/Lot:
 Location:

R01-044-K

HALE POND ROAD

Account: 154 Card: 1 of 1

Neighborhood RURAL WEST
 Zoning/Use NEQ. WATERSHED
 Topography Rolling
 Utilities NoWater/NoSewer
 Street No Street

Sale Data
 Sale Date 04/20/2011
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B4393P0008
 Reference 2 R-01-044/K0 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Acres-Base Homesite Value	36,000.00	36,000	100%		0
0.00	Acres-HS Size Adj	3,600.00	3,600	100%		0
0.00	Acres-Rear Land 1-10	2,000.00	160	100%		0
Total Acres 0.00			Land Total			0
Accpt Land		0	Accepted Bldg		0	Total
						0

Neighborhood RURAL WEST

Zoning/Use NEQ. WATERSHED
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B2226P0141 B3958P0066 B4126P0259
Reference 2 R-01-044/L0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.70	Acres-Rear Land 1-10	2,000.00	1,400	100%		1,400
Total Acres 1.70					Land Total	41,000

Dwelling Description

Replacement Cost New

Colonial	Two & 1/2 Story	1,008 Sqft	Grade B 100	Base	193,184
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,532
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1999	0	TYPICAL	TYPICAL	Average	Typical	199,716	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		89%	100%	100%	177,747

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1999	140	B 100	3,524	Avq.	88%	100%	100%	3,101
AB.GR. POOL.....	1999	1	C 100	1,000	Avq.	99%	100%	100%	990
BSMT ENTRY.....	1999	45	B 100	634	Avq.	88%	100%	100%	558
Wood Deck	1999	120	C 100	1,374	Avq.	88%	100%	100%	1,209
1 Story/BASEMENT	1999	196	B 100	16,700	Avq.	88%	100%	100%	14,696
Wood Deck	2006	440	B 100	5,334	Avq.	89%	100%	100%	4,747
2,716 SFLA									25,301

Acpt Land 41,000 **Accepted Bldg** 203,000 **Total** 244,000

WISCASSET
 Name: PHELPS, LAURA L J/T
 ORR, IAIN

Valuation Report

09/13/2022

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Account: 2279 Card: 1 of 1

Map/Lot: R01-044-M
 Location: 130 HALE POND ROAD

Neighborhood: RURAL WEST

Zoning/Use: SHORE STREAM PRO NW
 Topography: Rolling
 Utilities: Drilled WellSeptic System
 Street: Gravel

Sale Data
 Sale Date: 04/13/2012
 Sale Price: 0
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B4512P0227
 Reference 2: R-1-44/M
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
48.03	R 20+-Rear 20+	500.00	24,015	100%		24,015
Total Acres 69.03						93,615

Dwelling Description				Replacement Cost New		
Modern/Contemp.	Two Story	2,043 Sqft	Grade B 110	Base		368,511
Exterior	COMPOSITION	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	100% None	Heat		0
Rooms	7	HEARTH		HEARTHS		0
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		7,185
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total	
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Value(Rcnld)	
2003	0	GOOD	TYPICAL	Average	90%	100%	100%	375,696	
Functional Obsolescence		Economic Obsolescence							
None		None						338,126	
Outbuildings/ Additions/ Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	2003	624	B 110	22,248	Avq.	90%	100%	100%	20,023
Open Frame Porch	2003	133	B 110	3,697	Avq.	90%	100%	100%	3,327
Open Frame Porch	2003	192	B 110	5,208	Avq.	90%	100%	100%	4,687
Frame Shed	2005	64	C 100	392	Avq.	91%	100%	100%	357
4,086 SFLA								Outbuilding Total	28,394
Acpt Land		93,600		Accepted Bldg		366,500		Total	460,100

WISCASSET

Valuation Report

09/13/2022

Name: PHELPS, HUGH M J/T

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PHELPS, NORMA J

Map/Lot:

R01-044-N

Account: 2280 Card: 1 of 1

Location: 154 HALE POND ROAD

Neighborhood RURAL WEST

Zoning/Use SHORE STREAM PRO NW
Topography Rolling
Utilities NoWater/NoSewer
Street Gravel

Sale Data
Sale Date 06/28/2002
Sale Price 169,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2882P0244

Reference 2

Tran/Land/Bldg 1 1 16

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adi, Acres-Rear Land 1-10, Acres-Rear Land 11-20, and Land Total.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Percent Good (Func, Econ), Value Rcnld. Includes entry for Barn 1S and summary rows for Acpt Land, Accepted Bldg, and Total.

Valuation Report

Map/Lot:

R01-044-S

Account: 2598 Card: 1 of 1

Location:

101 BROOK ROAD

Neighborhood RURAL WEST

Zoning/Use SHORE STREAM PRO NW
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 10/13/2010
 Sale Price 75,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4329P0139
 Reference 2 R-01-044-S
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600	
13.13	PAST -PASTURE 1	325.00	4,267	100%		4,267	
Total Acres 14.13						Land Total	43,867

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	2005	812	C 100	21,869	Avq.	91%	100%	100%	19,901
Outbuilding Total									19,901
Acpt Land		43,900	Accepted Bldg		19,900	Total			63,800

WISCASSET

Valuation Report

09/13/2022

Name: MORRISON, MALCOM GEORGE

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MORRISON, JENNIFER

Map/Lot:

R01-044-T

Account: 2624 Card: 1 of 1

Location:

BROOK ROAD

Neighborhood RURAL WEST

Zoning/Use SHORE STREAM PRO

Topography Rolling

Utilities

Street Gravel

Sale Data	
Sale Date	05/07/2015
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adi	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
1.00	Acres-Rear Land 11-20	1,000.00	1,000	100%		1,000
Total Acres 12.00					Land Total	60,600

Acpt Land	60,600	Accepted Bldg	0	Total	60,600
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Name: THIBEAULT, VINCENT J/T

THIBEAULT, SALLY

Map/Lot:

R01-045-A

Account: 156 Card: 1 of 1

Location:

136 INDIAN ROAD

Neighborhood RURAL WEST

Zoning/Use NEQ. WATERSHED
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 06/18/2002
Sale Price 144,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3468P0198 (04/05)
Reference 2 R-01-045/A0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Value, Condition, Replacement Cost, Total Value. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Summary table for Dwelling Condition with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Values include 1999, 0, TYPICAL, TYPICAL, Average, Typical, 143,014.

Table for Outbuildings/Additions/Improvements with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include ONE STORY FRAME, 3/4S AD/GAR....., Open Frame Porch, Canopy, Frame Shed, and 1,782 SFLA.

Acpt Land 49,400 Accepted Bldg 187,600 Total 237,000

Neighborhood RURAL WEST

Zoning/Use NEQ. WATERSHED
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data	
Sale Date	07/09/2018
Sale Price	318,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B3291P0215 (05/04)
Reference 2 R-01-045/C0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	90%	Topoqraphy	32,400
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
2.00	Acres-Rear Land 1-10	2,000.00	4,000	100%		4,000
Total Acres 3.00						40,000

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	1,120 Sqft	Grade B 100	Base		169,768
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	100% None	Heat		0
Rooms	6	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		2,613
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1999	0	GOOD	GOOD	Average	Typical	172,381			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		89%	100% 100%	153,419			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1999	320	B 100	7,715	Avq.	88%	100%	100%	6,789
BSMT ENTRY.....	1999	42	B 100	591	Avq.	88%	100%	100%	520
1 Story/BASEMENT	2004	200	B 100	17,041	Avq.	91%	100%	100%	15,507
Open Frame Porch	2004	50	B 100	1,428	Avq.	91%	100%	100%	1,299
Frame Garaqe	2004	576	B 100	18,967	Avq.	91%	100%	100%	17,260
2,160 SFLA									
Outbuilding Total									
41,375									
Acpt Land		40,000		Accepted Bldg		194,800		Total	
234,800									

Name: DUPREE, LAURIN M

HOWELL, CARYN E

Map/Lot:

R01-045-D

Account: 159 Card: 1 of 1

Location:

164 INDIAN ROAD

Neighborhood: RURAL WEST

Zoning/Use: NEQ. WATERSHED
Topography: Rolling
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 03/26/2021
Sale Price: 317,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B2387P0285
Reference 2: R-01-045/D0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): 50 0 0 Land Schedule: 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Measure, Condition, Replacement Cost, Value. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Summary table for Dwelling Condition with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Values include 1998, 0, TYPICAL, TYPICAL, Average, Typical, 152,279.

Table for Outbuildings/Additions/Improvements with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Frame Garage, Open Frame Porch, Frame Shed, BSMT ENTRY....., and 1,456 SFLA.

Acpt Land 43,800 Accepted Bldg 164,900 Total 208,700

WISCASSET
 Name: SHARRARD, GEORGE V J/T
 WALK, DOMINIQUE

Valuation Report

09/13/2022

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Map/Lot:

R01-045-E

Account: 160 Card: 1 of 1

Location:

26 RABBIT RUN

Neighborhood RURAL WEST

Zoning/Use NEQ. WATERSHED
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 10/04/2013
 Sale Price 212,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4720P0113
 Reference 2 R-01-045/E0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
6.30	Acres-Rear Land 11-20	1,000.00	6,300	100%		6,300
Total Acres 17.30						Land Total 65,900

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	952 Sqft	Grade B 100	Base	134,643
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	196 Sqft, Grade B	Basement Gar	2 CAR	Fin Bsmt	4,120
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,613
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	TYPICAL	TYPICAL	Above Average	Typical	141,376
Functional Obsolescence						Value(Rcnld)
None						132,893

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Condition			Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ		
Frame Shed	1998	88	D 100	464	Avq-	78%	100%	100%	362	
Open Frame Porch	1998	84	C 100	1,930	Avq.	88%	100%	100%	1,698	
1 Story/BASEMENT	1998	420	C 100	31,118	Avq.	88%	100%	100%	27,384	
Wood Deck	1998	344	B 100	4,208	Avq+	94%	100%	100%	3,956	
Patio	1998	344	B 100	3,199	Avq+	94%	100%	100%	3,007	
1,848 SFLA									Outbuilding Total 36,407	

Acpt Land 65,900 **Accepted Bldg** 169,300 **Total** 235,200

Valuation Report

Map/Lot:

R01-045-F

Account: 161 Card: 1 of 1

Location:

517 CROMWELL ROAD

Neighborhood: RURAL WEST

Zoning/Use: NEQ. WATERSHED
Topography: Rolling
Utilities: Drilled WellSeptic System
Street: Gravel

Sale Data
Sale Date: 10/26/2004
Sale Price: 124,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B3383P0070 B3613P0145
Reference 2: R-01-045/F0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.20	Acres-Rear Land 1-10	2,000.00	400	100%		400
Total Acres 1.20						Land Total 40,000

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,296 Sqft	Grade D 100	Base	74,497
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,870
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,583
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	TYPICAL	TYPICAL	Average	Typical	61,044
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		89%	100% 100%	54,329
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnd
Frame Garage	1999	432	C 100	13,213	Avq.	11,627
Wood Deck	1999	96	C 100	1,129	Avq.	994
Frame Shed	2005	240	C 100	1,469	Avq.	1,337
Frame Shed	2006	240	C 100	1,469	Avq.	1,351
Frame Shed	2006	80	C 100	490	Avq-	402
Frame Shed	2006	84	C 100	514	Avq-	421
1,296 SFLA						Outbuilding Total 16,132
Acpt Land		40,000	Accepted Bldg		70,500	Total 110,500

WISCASSET
 Name: FOLSOM, CHRISTOPHER D
 FOLSOM, EMILY R

Valuation Report

09/13/2022

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Account: 2316 Card: 1 of 1

Map/Lot: R01-045-F01
 Location: 33 HALE POND ROAD

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	NEQ. WATERSHED	Sale Date 06/10/2016
Topography	Rolling	Sale Price 158,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Private	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3163P0185 (10/03)
 Reference 2 R-01-045-F/1
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
5.20	Acres-Rear Land 1-10	2,000.00	10,400	100%		10,400
Total Acres 6.20						Land Total 50,000

Dwelling Description				Replacement Cost New	
Double Wide	One Story	1,904 Sqft	Grade D 100	Base	109,446
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	3,081
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2004	0	TYPICAL	TYPICAL	Average	Typical	115,458			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		91%	100%	100%	105,067		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2004	144	C 100	1,619	Avq.	91%	100%	100%	1,473
Wood Deck	2004	96	C 100	1,129	Avq.	91%	100%	100%	1,027
Wood Deck	2004	96	C 100	1,129	Avq.	91%	100%	100%	1,027
1,904 SFLA									Outbuilding Total 3,527
Acpt Land		50,000		Accepted Bldg		108,600		Total 158,600	

Name: RENFRO, DAVID E J/T

CALKINS-RENFRO, ROXANNE

Map/Lot:

R01-045-G

Account: 162 Card: 1 of 1

Location:

6 HALE POND ROAD

Neighborhood RURAL WEST

Zoning/Use NEQ. WATERSHED
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 11/18/2003
Sale Price 154,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3521P0040 (07/05)
Reference 2 R-01-045/G0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Includes Functional and Economic Obsolescence, and Outbuildings/Improvements section.

Acpt Land

41,600

Accepted Bldg

114,800 Total

156,400

Name: REYNOLDS, CYNTHIA A J/T

WHITTAKER, FRANCIS

Map/Lot:

R01-045-G1

Account: 2283 Card: 1 of 1

Location:

14 HALE POND ROAD

Neighborhood: RURAL WEST

Zoning/Use: NEQ. WATERSHED
Topography: Rolling
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 10/23/2009
Sale Price: 203,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B4216P0022
Reference 2: R-1-45/G1
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): 0 50 0 Land Schedule: 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Replacement Cost New, and Value. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 2003, 0, TYPICAL, TYPICAL, Above Average, Typical, 119,832.

Table with 10 columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 96%, 100%, 100%, 115,039.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Frame Shed, Wood Deck, Wood Deck, and Outbuilding Total.

Acpt Land: 41,400 Accepted Bldg: 121,900 Total: 163,300

Name: GRAY, CHARLES A J/T

GRAY, CHRISTINE E

Map/Lot:

R01-045-H/1

Account: 2183 Card: 1 of 1

Location:

100 INDIAN ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 09/29/2008
Sale Price 101,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4055P0272
Reference 2 R-01-045/H1 SER#AP09-00862AB
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Double Wide, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 2000, 0, TYPICAL, TYPICAL, Below Average, Typical, 69,062.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 79%, 100%, 100%, 54,559.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value, Rcnld. Rows include Wood Deck, Frame Shed, 1,404 SFLA, and Outbuilding Total.

Acpt Land 41,100 Accepted Bldg 57,700 Total 98,800

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RURAL	Sale Date 07/01/1996
Topography	Level	Sale Price 20,000
Utilities	Drilled WellSeptic System	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Renovations

Reference 1 B2165P0279
 Reference 2 R-01-045/JO 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
3.30	Acres-Rear Land 1-10	2,000.00	6,600	100%		6,600
Total Acres 4.30			Land Total			46,200

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,400 Sqft	Grade C 105	Base	137,555
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1997	0	TYPICAL	TYPICAL	Average	Typical	137,555	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		88%	100%	100%	121,048

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1997	420	C 105	4,656	Avq.	88%	100%	100%	4,097
Frame Garage	2017	896	C 100	23,783	Avq.	92%	100%	100%	21,880
1,400 SFLA									
Outbuilding Total									25,977

Acpt Land	46,200	Accepted Bldg	147,000	Total	193,200
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WISCASSET
 Name: COSTELLO, NED B

Valuation Report

09/13/2022

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Map/Lot: R01-046

Account: 165 Card: 1 of 1

Location: OLD DRESDEN ROAD

Neighborhood	RURAL WEST	Sale Data
Tree Growth	2014	Sale Date
Zoning/Use	NEQ. WATERSHED	Sale Price
Topography	Rolling	Sale Type
Utilities	NoWater/NoSewer	Financing
Street	No Street	Verified
		Validity

Reference 1 B4730P0297 B4730P0299
 Reference 2 R-01-046/00 0000000000
 Tran/Land/Bldg 1 4 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
8.80	Acres-Softwood	300.00	2,640	100%		2,640	
11.50	Acres-Mixed Wood	370.00	4,255	100%		4,255	
Total Acres 20.30					Land Total	6,895	
Acpt Land		6,900	Accepted Bldg		0	Total	
						6,900	

WISCASSET

Valuation Report

09/13/2022

Name: PUSHARD, ROBERT M

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HEIN-HANSEN, CAROL

Map/Lot:

R01-047

Account: 2219 Card: 1 of 1

Location:

DRESDEN LINE

Neighborhood RURAL WEST

Zoning/Use NEQ. WATERSHED

Topography Level

Utilities NoWater/NoSewer

Street Paved

Reference 1 B0922P0113 (DRESDEN BK/PG)

Reference 2 R-01-047

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.70	Acres-Rear Land 1-10	2,000.00	5,400	100%		5,400
Total Acres 2.70				Land Total		5,400

Acpt Land	5,400	Accepted Bldg	0	Total	5,400
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WISCASSET
 Name: TAPPER, KATHRYN MARY

Valuation Report

09/13/2022

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Map/Lot:

R01-048

Account: 2220 Card: 1 of 1

Location:

DRESDEN LINE

Neighborhood RURAL WEST

Zoning/Use NEQ. WATERSHED
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	02/12/2021
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1 B4158P0173 B4158P0178

Reference 2 R-01-048

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	Acres-Rear Land 1-10	2,000.00	600	100%		600
Total Acres 0.30				Land Total		600

Acpt Land	600	Accepted Bldg	0	Total	600
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WISCASSET
 Name: TAPPER, KATHRYN MARY

Valuation Report

09/13/2022

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Map/Lot:

R01-049

Account: 2221 Card: 1 of 1

Location:

DRESDEN LINE

Neighborhood RURAL WEST

Zoning/Use NEQ. WATERSHED
 Topography Rolling
 Utilities NoWater/NoSewer
 Street No Street

Sale Data	
Sale Date	02/12/2021
Sale Price	60,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1 B2438P0309 B4158P0182

Reference 2 R-01-049

Tran/Land/Bldg 6 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	R 20+-Rear 20+	500.00	500	100%		500
Total Acres 1.00				Land Total		500

Acpt Land	500	Accepted Bldg	0	Total	500
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WISCASSET
 Name: GRAY, ALBERT F
 GRAY, SUSAN L

Valuation Report

09/13/2022

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Map/Lot: R02-001

Account: 166 Card: 1 of 1

Location: 196 INDIAN ROAD

Neighborhood: RURAL WEST

Zoning/Use: NEQ. WATERSHED
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B1164P0126
 Reference 2: R-02-001/00 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
4.80	Acres-Rear Land 1-10	2,000.00	9,600	100%		9,600
Total Acres 5.80						Land Total 49,200

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	768 Sqft	Grade B 95	Base	108,423
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	384 Sqft, Grade B	Basement Gar	None	Fin Bsmt	18,682
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,723
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,043
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	0	TYPICAL	TYPICAL	Average	Typical	131,871
Functional Obsolescence						Value(Rcnld)
None						108,134

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1 Story/BASEMENT	1983	72	B 95	5,827	Avq.	82%	100%	100%	4,778
ONE STORY FRAME	1983	192	B 95	13,165	Avq.	82%	100%	100%	10,795
ONE STORY FRAME	1983	279	B 95	19,129	Avq.	82%	100%	100%	15,686
Open Frame Porch	1983	156	B 95	3,701	Avq.	82%	100%	100%	3,035
Wood Deck	1983	160	B 95	1,947	Avq.	82%	100%	100%	1,597
Frame Shed	1983	96	C 100	588	Avq.	80%	100%	100%	470
Frame Shed	1983	115	C 100	704	Avq.	80%	100%	100%	563
1.50 ST GARAGE..	1983	896	C 100	51,899	Avq.	80%	100%	100%	41,519
CARPORT.....	1999	338	D 100	3,729	Avq-	78%	100%	100%	2,909
Outbuilding Total									81,352

Acpt Land 49,200 **Accepted Bldg** 189,500 **Total** 238,700

Name: SIMPSON, EDWARD N

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SIMPSON, BETTY-JANE

Map/Lot:

R02-001-A

Account: 167 Card: 1 of 2

Location:

224 INDIAN ROAD

Neighborhood: RURAL WEST

Zoning/Use: NEQ. WATERSHED
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B1168P0218
Reference 2: R-02-001/A0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 2 50 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, Acres-Rear Land 11-20, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include 1.75 ST GARAGE., Open Frame Porch, Wood Deck, 1 ST BARN., Frame Shed, Frame Garage, 1,680 SFLA.

Summary row: Acpt Land 61,500 Accepted Bldg 237,100 Total 298,600

Name: SIMPSON, EDWARD N

SIMPSON, BETTY-JANE

Map/Lot:

R02-001-A

Account: 167

Card: 2 of 2

Location:

35 RABBIT RUN

Neighborhood: RURAL WEST

Zoning/Use: NEQ. WATERSHED
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B1168P0218
Reference 2: R-02-001/A0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): Land Schedule 103

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include 1 STORY GARAGE., Unfinished Attic, Canopy, Wood Deck, Unfinished Attic, Frame Garage, 1,530 SFLA.

Acpt Land 0 Accepted Bldg 165,000 Total 165,000

WISCASSET

Valuation Report

09/13/2022

Name: SIMPSON, EDWARD N

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SIMPSON, BETTY-JANE

Map/Lot:

R02-001-A

Account: 167

Location:

35 RABBIT RUN

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	61,500	237,100	298,600	61,500	237,100	298,600
2	0	165,000	165,000	0	165,000	165,000
TOTAL	61,500	402,100	463,600	61,500	402,100	463,600

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RURAL	Sale Date 10/28/2011
Topography	Level	Sale Price 0
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Conventional
		Verified Family Member
		Validity Related Parties

Reference 1 B1035P0222
 Reference 2 R-02-002/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
17.00	R 20+-Rear 20+	500.00	8,500	100%		8,500
Total Acres 38.00						Land Total 78,100

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	713 Sqft	Grade B 100	Base	105,956
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/4 Bmt	Basement	-6,113
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,919
Attic	None			Attic	0
FirePlaces	2			Fireplace	7,840
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1804	0	TYPICAL	TYPICAL	Above Average	Typical		111,602
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		75%	100%	100%	83,702

Outbuildings/ Additions/ Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good		Value Rcnld
1.5 Story/BSMT	1804	651	B 100	67,678	Avq+	75%	100%	100%	50,758
1 Story/BASEMENT	1804	128	B 100	10,907	Avq+	75%	100%	100%	8,180
1 Story/BASEMENT	1804	230	B 100	19,597	Avq+	75%	100%	100%	14,698
Frame Shed	1804	184	B 100	1,295	Avq+	75%	100%	100%	971
Wood Deck	1804	396	B 100	4,817	Avq+	75%	100%	100%	3,613
Open Frame Porch	1804	96	B 100	2,499	Avq+	75%	100%	100%	1,874
Frame Garage	1804	1344	C 100	33,988	Avq-	57%	100%	100%	19,373
1.50 ST GARAGE..	1804	806	C 100	47,025	Avq.	65%	100%	100%	30,566
Frame Shed	1804	434	D 100	2,284	Avq.	65%	100%	100%	1,485
Frame Shed	1804	820	C 100	5,018	Avq.	65%	100%	100%	3,262
2,582 SFLA							Outbuilding Total		134,780

Acpt Land	78,100	Accepted Bldg	218,500	Total	296,600
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Valuation Report

Account: 168 Card: 2 of 2

Location: 191 INDIAN ROAD

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/28/2011
 Sale Price 0
 Sale Type Land & Buildings
 Financing Conventional
 Verified Family Member
 Validity Related Parties

Reference 1 B1035P0222
 Reference 2 R-02-002/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1804	434	D 100	2,284	Avq-	57%	100%	100%	1.302
1.75 ST BARN....	1804	1178	C 100	57,223	Avq-	57%	75%	100%	24.463
GAZEBO	2012	144	C 100	6,948	Fair	72%	50%	100%	2.502
Res. Greenhouse	2016	120	D 100	5,563	Avq.	92%	100%	100%	5.118
2,582 SFLA									
						Outbuilding Total			33,385
Acpt Land			0	Accepted Bldg		33,400	Total		33,400

WISCASSET

Valuation Report

09/13/2022

Name: MARTIN-SAVAGE, KATHARINE

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Map/Lot:

R02-002

Account: 168

Location:

191 INDIAN ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	78,100	218,500	296,600	78,100	218,500	296,600
2	0	33,400	33,400	0	33,400	33,400
TOTAL	78,100	251,900	330,000	78,100	251,900	330,000

Name: DALTON, PETER

DALTON, LEASLIE

Map/Lot:

R02-002-A

Account: 169 Card: 1 of 1

Location:

215 INDIAN ROAD

Neighborhood: RURAL WEST

Zoning/Use: NEQ. WATERSHED RU
Topography: Below Street
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B1398P0343
Reference 2: R-02-002/A0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 2012, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Average, Layout Typical, Total 218,634.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Functional Obsolescence None, Economic Obsolescence None, Phys. % 92%, Func. % 100%, Econ. % 100%, Value(Rcnld) 201,143.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Frame Shed, Encl Frame Porch, Wood Deck, 1SFr Overhanq, 2,102 SFLA, and Outbuilding Total.

Acpt Land 46,100 Accepted Bldg 224,200 Total 270,300

Neighborhood RURAL WEST

Zoning/Use NEQ. WATERSHED RU
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	02/19/2019
Sale Price	50,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B1277P0281
 Reference 2 R-02-002/B0 0000000000
 Tran/Land/Bldg 1 1 16
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
2.51	Acres-Rear Land 1-10	2,000.00	5,020	100%		5,020
Total Acres 3.51						Land Total 44,620

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
1.75 ST GARAGE..	1991	1064	C 100	74,320	Avq-	75%	20%	100%	11,148
Outbuilding Total									11,148
Acpt Land		44,600	Accepted Bldg		11,100	Total		55,700	

Neighborhood RURAL WEST

Zoning/Use NEQ. WATERSHED RU
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 02/20/2018
Sale Price 260,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3520P0187 B4329P0297
Reference 2 R-02-002/C0 0000000000
Tran/Land/Bldg 6 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
2.40	Acres-Rear Land 1-10	2,000.00	4,800	100%		4,800
Total Acres 3.40						Land Total 44,400

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	712 Sqft	Grade B 95	Base	100,517
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-8,284
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-5,316
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	89,399
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		84%	100% 100%	75,095

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1986	186	B 95	12,753	Avq.	84%	100%	100%	10,713
Encl Frame Porch	2010	80	B 95	3,247	Avq.	84%	100%	100%	2,727
1.75 ST GARAGE..	1986	768	B 95	58,607	Avq.	84%	100%	100%	49,230
AV POLE SHED....	1986	100	C 100	504	Avq.	82%	100%	100%	413
AV POLE SHED....	1986	120	C 100	605	Avq.	82%	100%	100%	496
Frame Shed	1986	144	C 100	881	Avq.	82%	100%	100%	722
Frame Garage	2006	1140	C 110	32,275	Avq.	92%	100%	100%	29,693
1,432 SFLA									93,994

Acpt Land

44,400

Accepted Bldg

169,100

Total

213,500

Name: HERGENROEDER, MARK G

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HERGENROEDER, STEPHANIE E

Map/Lot:

R02-003

Account: 172 Card: 1 of 1

Location:

169 INDIAN ROAD

Neighborhood RURAL WEST

Zoning/Use NEQ. WATERSHED RU
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 04/09/2015
Sale Price 215,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B1656P0133
Reference 2 R-02-003/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, Acres-Rear Land 11-20, R 20+-Rear 20+, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Volume, Grade/Condition, Replacement Item, Cost. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 8 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Value(Rcnld). Rows include Functional Obsolescence and Economic Obsolescence.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include FA/1FR, Frame Bay Window, Frame Garage, Open Frame Porch, and 3,624 SFLA.

Acpt Land 86,900 Accepted Bldg 308,600 Total 395,500

Name: LODGE, PETER L

Page 207

LODGE, JENNIFER L

Map/Lot:

R02-003-A

Account: 174 Card: 1 of 1

Location:

25 INDIAN ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B1629P0026
Reference 2: R-02-003/A0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Details, Details, Details, Details, Value. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, and Phys. %.

Outbuildings/Additions/Improvements

Table with 11 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include 1.50 ST GARAGE., Frame Shed, Open Frame Porch, 1.5 Story/BSMT, Encl Frame Porch, Wood Deck, and 2,389 SFLA.

Summary row: Acpt Land 46,400 Accepted Bldg 208,200 Total 254,600

WISCASSET
 Name: BAILEY, WILLIAM H
 BAILEY, GLORIA J

Valuation Report

09/13/2022

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Account: 2662 Card: 1 of 1

Map/Lot:
 Location:

R02-003-B
 59 INDIAN ROAD

Neighborhood RURAL WEST

Zoning/Use NEQ. WATERSHED
 Topography Rolling
 Utilities
 Street Paved

Sale Data	
Sale Date	04/23/2019
Sale Price	38,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
1.00	Acres-HS Size Adi	3,600.00	3,600	100%		3,600	
5.50	Acres-Rear Land 1-10	2,000.00	11,000	100%		11,000	
Total Acres 6.50					Land Total	50,600	
Acpt Land		50,600	Accepted Bldg		0	Total	50,600

Name: AMES, BARBARA A

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AMES, THEODORE

Map/Lot:

R02-004

Account: 175 Card: 1 of 1

Location: 334 LOWELLTOWN ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 05/31/2017
Sale Price: 160,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B3598P0059 B4172P0129 B4441P0296
Reference 2: R-02-004/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): 50 0 0 Land Schedule: 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Replacement Cost New, etc. Rows include Conventional Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Functional Obsolescence, Economic Obsolescence, and Outbuildings/Additions/Improvements.

Acpt Land

40,600

Accepted Bldg

121,100 Total

161,700

WISCASSET

Valuation Report

09/13/2022

Name: JOHNSON, BRENDA L

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JOHNSON, ERIC R

Map/Lot:

R02-004-A

Account: 176 Card: 1 of 1

Location: 366 LOWELLTOWN ROAD

Neighborhood RURAL WEST

Zoning/Use NEQ. WATERSHED RU
Topography Level
Utilities NoWater/NoSewer
Street Paved

Sale Data
Sale Date 10/27/2020
Sale Price 20,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Split/Assemblage

Reference 1 B1711P0161
Reference 2 R-02-004/A0 0000000000
Tran/Land/Bldg 1 1 16
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Outbuildings/Additions/Improvements

Table with 11 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Percent Good (Func, Econ), Value Rcnld. Includes Frame Garage and Outbuilding Total.

Acpt Land 24,400 Accepted Bldg 6,500 Total 30,900

WISCASSET
 Name: CHAPMAN, ALLISON L

Valuation Report

09/13/2022
 Page 211
 R02-004-A-1

Account: 2728 Card: 1 of 1
 Map/Lot: Location:

Neighborhood: RURAL WEST
 Zoning/Use: NEQ. WATERSHED
 Topography: Level
 Utilities:
 Street: Paved

Reference 1
 Reference 2
 Tran/Land/Bldg: 0 0 0
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adi	3,600.00	3,600	100%		3,600
2.12	Acres-Rear Land 1-10	2,000.00	4,240	100%		4,240
Total Acres 3.12					Land Total	43,840
Acpt Land		43,800	Accepted Bldg		0	Total
						43,800

Name: BERARDI, KARL J J/T

BARTON, MARY A

Map/Lot:

R02-004-B

Account: 177 Card: 1 of 1

Location: 358 LOWELLTOWN ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 03/16/2010
Sale Price: 0
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B4261P0301
Reference 2: R-02-004/B0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value and 1.00 Acres-HS Size Adj.

Dwelling Description

Replacement Cost New

Table with columns: Log, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area. Includes descriptions like One Story, Concrete Slab, 100% Floor/Wall, etc.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes rows for 1986 built, None obsolescence, and 96 units.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value, Rcnld. Includes Frame Shed 1,056 SFLA.

Acpt Land 39,600 Accepted Bldg 88,200 Total 127,800

WISCASSET
 Name: WARK, PETER MICHAEL

Valuation Report

09/13/2022

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Map/Lot:

R02-004-C

Account: 2646 Card: 1 of 1

Location: 366 LOWELL TOWN ROAD

Neighborhood RURAL WEST

Zoning/Use NEQ. WATERSHED NW

Topography Rolling

Utilities

Street Paved

Sale Data
 Sale Date 11/03/2016
 Sale Price 25,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adi	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
7.10	R 20+-Rear 20+	500.00	3,550	100%		3,550
Total Acres 28.10						
						Land Total
						73,150

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
SLAB.....	2021	2400	C 100	6.000	Ava.	92%	100%	100%	5,520
						Outbuilding Total			5,520
Acpt Land		73,200		Accepted Bldg		5,500		Total	78,700

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	NEQ. WATERSHED RU	Sale Date 12/21/2016
Topography	Level	Sale Price 147,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B0577P0188
 Reference 2 R-02-005/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
30.00	R 20+-Rear 20+	500.00	15,000	100%		15,000
Total Acres 51.00						Land Total 84,600

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	598 Sqft	Grade C 100	Base		77,275
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Block	Basement	Dry 1/2 Bmt	Basement		-2,972
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	6	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Value(Rcnld)	
1900	0	TYPICAL	TYPICAL	Above Average	75%	100%	100%	74,303	
Functional Obsolescence		Economic Obsolescence							
None		None						55,727	

Outbuildings/ Additions/ Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1900	152	C 100	9,540	Avq+	75%	100%	100%	7,155
Open Frame Porch	1900	48	C 100	1,201	Avq+	75%	100%	100%	901
Wood Deck	1900	140	C 100	1,578	Avq+	75%	100%	100%	1,184
AV POLE SHED....	1900	182	C 100	917	Avq+	75%	100%	100%	688
Frame Shed	1900	84	C 100	514	Avq.	65%	100%	100%	334
Barn 1S	2017	1000	D 100	21,766	Avq.	92%	100%	100%	20,025
1,198 SFLA									30,287
Outbuilding Total									30,287

Acpt Land	84,600	Accepted Bldg	86,000	Total	170,600
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Name: STILLWELL, TROY L J/T

STILLWELL, TANA L

Map/Lot:

R02-005-A

Account: 179 Card: 1 of 1

Location: 396 LOWELLTOWN ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography RollingLevel
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 06/01/1995
Sale Price 10,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Renovations

Reference 1 B2988P0286 B4436P0120
Reference 2 R-02-005/A0 0000000000
Tran/Land/Bldg 1 1 2
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Quantity, Condition, Replacement Cost, Value. Rows include Double Wide, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Includes Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, and Value(Rcnld).

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Includes Shed and 1,024 SFLA.

Acpt Land 39,800 Accepted Bldg 43,900 Total 83,700

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B 1038/208 B1741P0341
Reference 2: R-02-006/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
61.00	R 20+-Rear 20+	500.00	30,500	100%		30,500
Total Acres 82.00						Land Total 100,100

Dwelling Description

Replacement Cost New

Conventional	One Story	720 Sqft	Grade C 95	Base	60,958
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	2,300
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Fair	Typical	63,258
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		42%	100% 100%	26,568

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1900	96	C 95	1,073	Fair	42%	100%	100%	451
ONE STORY FRAME	1900	120	C 95	7,154	Fair	42%	100%	100%	3,005
Frame Shed	1900	96	E 100	435	Fair	42%	100%	100%	183
Frame Shed	1900	80	D 100	421	Avq.	65%	100%	100%	274
1 ST BARN.....	1900	1632	E 100	29,223	Poor	25%	100%	100%	7,306
840 SFLA									
Outbuilding Total									11,219

Acpt Land	100,100	Accepted Bldg	37,800	Total	137,900
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Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Reference 1 B1741P0341
Reference 2 R-02-006/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Dwelling Description				Replacement Cost New	
Double Wide	One Story	1,836 Sqft	Grade D 100	Base	105,537
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1836 Sqft, Grade D	Basement Gar	None	Fin Bsmt	70,313
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9	HEARTH			
Bedrooms	5	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	5,862
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Average	Typical			181,712
1996	2006	TYPICAL	TYPICAL	Phys. %	Func. %	Econ. %			Value(Rcnld)
None			None	88%	100%	100%			159,907
Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1996	96	C 100	588	Avq.	87%	100%	100%	512
Wood Deck	1996	48	C 100	640	Avq-	77%	100%	100%	493
AB.GR. POOL.....	1999	1	C 100	1,000	Avq.	99%	100%	100%	990
Wood Deck	2003	49	C 100	650	Avq.	90%	100%	100%	585
Wood Deck	2003	63	C 100	793	Avq.	90%	100%	100%	714
Open Frame Porch	2003	480	C 100	9,949	Avq.	90%	100%	100%	8,954
Wood Deck	2010	336	C 100	3,577	Avq.	92%	100%	100%	3,291
1,836 SFLA						Outbuilding Total			15,539

Acpt Land 0 **Accepted Bldg** 175,400 **Total** 175,400

WISCASSET
Name: MANK, RICHARD L

Valuation Report

09/13/2022

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Map/Lot:

R02-006

Account: 180

Location:

432 LOWELLTOWN ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	100,100	37,800	137,900	100,100	37,800	137,900
2	0	175,400	175,400	0	175,400	175,400
TOTAL	100,100	213,200	313,300	100,100	213,200	313,300

Valuation Report

Map/Lot:

R02-006-A

Account: 181 Card: 1 of 1

Location: 402 LOWELLTOWN ROAD

Neighborhood RURAL WEST
Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 05/28/2008
Sale Price 106,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4013P0318
Reference 2 R-02-006/A0 0000000000
Tran/Land/Bldg 1 1 2
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
0.92	Acres-HS Size Adj	3,600.00	3,312	100%		3,312
Total Acres 0.92						39,312
						Land Total

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	0	120	D 100	1,182	Avq-	57%	100%	100%	674
Frame Shed	0	288	D 100	1,516	Avq-	57%	100%	100%	864
14' Mobile Home	2005	14X66	D 100	64,627	Avq.	86%	100%	100%	55,702
SLAB.....	2005	924	C 100	2,310	Avq.	91%	100%	100%	2,102
Frame Garage	2005	320	C 100	10,662	Avq.	86%	100%	100%	9,190
924 SFLA						Outbuilding Total			68,532

Acpt Land 39,300 **Accepted Bldg** 68,500 **Total** 107,800

Valuation Report

Account: 183 Card: 1 of 1

Location: 408 LOWELLTOWN ROAD

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/19/2012
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B4716P0243
 Reference 2 R-02-006/B1 0000000000
 Tran/Land/Bldg 1 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.80	Acres-Rear Land 1-10	2,000.00	3,600	100%		3,600
Total Acres 2.80						Land Total 43,200

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1969	96	D 100	971	Fair	51%	100%	100%	495
Frame Shed	0	90	D 100	474	Fair	42%	100%	100%	199
14' Mobile Home	1991	14X70	C 100	90,504	Avq-	49%	100%	100%	44,347
SLAB.....	2005	1005	C 100	2,512	Avq-	81%	100%	100%	2,035
980 SFLA						Outbuilding Total			47,076

Acpt Land 43,200 **Accepted Bldg** 47,100 **Total** 90,300

Name: LAMONTAGNE, SARAH B

PREVIOUSLY CRANE, SARAH B

Map/Lot:

R02-006-C

Account: 184 Card: 1 of 1

Location: 452 LOWELLTOWN ROAD

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 09/04/2009
 Sale Price: 39,171
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B4201P0112
 Reference 2: R-02-006/C0 0000000000
 Tran/Land/Bldg: 1 1 2
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.00	Acres-Rear Land 1-10	2,000.00	2,000	100%		2,000
Total Acres 2.00						Land Total 41,600

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,404 Sqft	Grade D 105	Base	84,740
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,502
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,077
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2009	0	TYPICAL	TYPICAL	Average	Typical	74,315			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		92%	100% 100%	68,370			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2009	70	C 100	864	Avq.	92%	100%	100%	795
Frame Shed	2008	60	C 90	330	Avq.	92%	100%	100%	304
Frame Shed	2008	120	D 90	568	Avq-	82%	100%	100%	466
1,404 SFLA									
Outbuilding Total 1,565									
Accpt Land		41,600		Accepted Bldg		69,900		Total 111,500	

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 09/18/2015
 Sale Price 75,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4363P0226
 Reference 2 R-02-006/D0 0000000000
 Tran/Land/Bldg 6 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	95%	Topoqrphry	34,200
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.50	Acres-Rear Land 1-10	2,000.00	1,000	100%		1,000
Total Acres 1.50						Land Total 38,800

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
14' Mobile Home	1990	14X70	C 100	90,504	Avq-	47%	50%	100%	21,155
Wood Deck	1990	240	D 100	2,234	Avq-	74%	100%	100%	1,653
Frame Garage	1994	576	D 100	14,184	Avq-	76%	100%	100%	10,780
Frame Shed	1990								100
980 SFLA									

----- S O U N D V A L U E -----
 Outbuilding Total 33,688

Acpt Land 38,800 Accepted Bldg 33,700 Total 72,500

WISCASSET
 Name: MARTIN, JOHN R
 MARTIN, ANGELA

Valuation Report

09/13/2022

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Account: 186 Card: 1 of 1

Map/Lot: R02-006-E
 Location: 448 LOWELLTOWN ROAD

Neighborhood: RURAL WEST

Zoning/Use: NEQ. WATERSHED RU
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 11/17/2020
 Sale Price: 350,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B4536P0190
 Reference 2: R-02-006/E0 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	80%	Access	28,800
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
9.00	Acres-Rear Land 11-20	1,000.00	9,000	100%		9,000
Total Acres 20.00			Land Total			61,400

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,152 Sqft	Grade B 100	Base	171,194
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,919
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
2004	0	TYPICAL	TYPICAL	Average	Typical	175,113				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)				
None		None		91%	100% 100%	159,353				
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value	
1.5 Story/BSMT	2004	150	B 100	15,594	Avq.	91%	100%	100%	14,191	
2 STORY GARAGE	2004	728	B 100	38,143	Avq.	91%	100%	100%	34,710	
Open Frame Porch	2004	50	B 100	1,428	Avq.	91%	100%	100%	1,299	
Wood Deck	2004	50	B 100	759	Avq.	91%	100%	100%	691	
2,241 SFLA									Outbuilding Total	50,891
Acpt Land		61,400		Accepted Bldg		210,200		Total	271,600	

Name: WING, KENNETH A. & WING, KATHY L.

WING, KATHY L

Map/Lot:

R02-007

Account: 187 Card: 1 of 1

Location:

462 LOWELLTOWN ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B0856P0133
Reference 2: R-02-007/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 0 50 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 1972, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Average, Layout Typical, Total 84,891.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Functional Obsolescence None, Economic Obsolescence None, Phys. % 78%, Func. % 100%, Econ. % 100%, Value(Rcnld) 66,215.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include ONE STORY FRAME, Wood Deck, Encl Frame Porch, Frame Garage, Frame Shed, AB.GR. POOL....., 1,152 SFLA.

Summary row: Acpt Land 40,200 Accepted Bldg 100,400 Total 140,600

WISCASSET
 Name: BARNES, RONALD D
 OSMOND, TABETHA

Valuation Report

09/13/2022

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Account: 188 Card: 1 of 1

Map/Lot: R02-008
 Location: 478 LOWELLTOWN ROAD

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 05/19/2008
 Sale Price: 155,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B4005P0072
 Reference 2: R-02-008/00 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.02	Acres-Rear Land 1-10	2,000.00	40	100%		40
Total Acres 1.02			Land Total			39,640

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	704 Sqft	Grade C 100	Base	90,973
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	TYPICAL	TYPICAL	Average	Typical	90,973			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		65%	100% 100%	59,132			
Outbuildings/Additions/Improvements				Percent Good					
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1900	64	C 100	803	Avq.	65%	100%	100%	522
ONE STORY FRAME	1900	112	C 100	7,029	Avq.	65%	100%	100%	4,569
Wood Deck	1900	96	C 100	1,129	Avq.	65%	100%	100%	734
Frame Shed	1900	128	C 100	783	Avq-	57%	100%	100%	446
1.25 ST GARAGE..	2008	576	C 100	25,531	Avq.	92%	100%	100%	23,489
1,344 SFLA									29,760
Acpt Land				39,600	Accepted Bldg		88,900	Total	128,500

WISCASSET
 Name: GALLAGHER, CAROL A

Valuation Report

09/13/2022

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Map/Lot:

R02-009

Account: 189 Card: 1 of 1

Location:

LOWELLTOWN ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level

Utilities NoWater/NoSewer

Street Paved

Sale Data	
Sale Date	12/12/2002
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B2965P0020 B4808P0140

Reference 2 R-02-009/00 0000000000

Tran/Land/Bldg 6 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
38.60	R 20+-Rear 20+	500.00	19,300	100%		19,300
Total Acres 38.60				Land Total		19,300

Acpt Land	19,300	Accepted Bldg	0	Total	19,300
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WISCASSET

Valuation Report

09/13/2022

Name: STOLTZ, THOMAS (J/T)

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STOLTZ, NANCY V

Map/Lot:

R02-009-A

Account: 190 Card: 1 of 1

Location: OLD DRESDEN ROAD

Neighborhood RURAL WEST
 Tree Growth 2005
 Zoning/Use RURAL
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 12/27/2001
 Sale Price 41,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B2782P0010 12/01

Reference 2 R-02-009/A0 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
36.00	Acres-Mixed Wood	370.00	13,320	100%		13,320
14.00	Acres-Hardwood	241.00	3,374	100%		3,374
3.00	Acres-Wasteland	60.00	180	100%		180
Total Acres 53.00					Land Total	16,874

Accpt Land 16,900 **Accepted Bldg** 0 **Total** 16,900

Valuation Report

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 04/06/2017
 Sale Price 30,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B2846P0210 (04/02)
 Reference 2 R-02-010/00 0000000000
 Tran/Land/Bldg 6 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
5.26	Acres-Rear Land 1-10	2,000.00	10,520	100%		10,520
Total Acres 6.26					Land Total	50,120

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
14' Mobile Home	1982	14X66	D 100	64,627	Fair	30%	50%	100%		9,694
924 SFLA							Outbuilding Total			9,694
Acpt Land		50,100	Accepted Bldg			9,700	Total			59,800

Name: CHARBONNEAU, LEONARD G J/T

CHARBONNEAU, ROBIN

Map/Lot:

R02-010-A

Account: 192 Card: 1 of 1

Location: 464 LOWELLTOWN ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 11/30/2011
Sale Price 134,200
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4470P0198
Reference 2 R-02-010/A0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, Acres-Rear Land 11-20, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Colonial, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Open Frame Porch, Wood Deck, Frame Shed, Frame Garage, 1,728 SFLA, and Outbuilding Total.

Acpt Land 80,600 Accepted Bldg 193,100 Total 273,700

Valuation Report

Account: 193 Card: 1 of 1

Map/Lot: R02-010-B
 Location: LOWELLTOWN ROAD

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Level
 Utilities: NoWater/NoSewer
 Street: Paved

Sale Data
 Sale Date: 03/09/2018
 Sale Price: 0
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Other Non Valid

Reference 1: B1613P0231
 Reference 2: R-02-010/B0 0000000000
 Tran/Land/Bldg: 1 1 15
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 103

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000	
16.00	R 20+-Rear 20+	500.00	8,000	100%		8,000	
Total Acres 37.00					Land Total	77,600	
Acpt Land		77,600	Accepted Bldg		0	Total	77,600

Valuation Report

Map/Lot:

R02-010-C

Account: 194 Card: 1 of 1

Location:

18 SUNSET RIDGE

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 03/30/2018
 Sale Price 100,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B2424P0081
 Reference 2 R-02-010/C0 0000000000
 Tran/Land/Bldg 6 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
3.38	Acres-Rear Land 1-10	2,000.00	6,760	100%		6,760
Total Acres 4.38					Land Total	46,360

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,456 Sqft	Grade D 100	Base	83,694
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,336
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,954
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal	SFLA	1,456	Insulation	-1,778
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1997	0	TYPICAL	TYPICAL	Below Average	Typical	70,534	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		78%	100%	100%	55,017

Acpt Land

46,400

Accepted Bldg

55,000

Total

101,400

WISCASSET
 Name: ALLEN, FRANK G JR

Valuation Report

09/13/2022

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Map/Lot:
 Location:

R02-010-C " ON"
 18 SUNSET RIDGE

Account: 2678 Card: 1 of 1

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Rolling
 Utilities
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 25 0 Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	2005	14X76	D 100	72,439	Avq-	81%	50%	100%	29,157
Wood Deck	2017	80	C 100	966	Avq.	92%	100%	100%	889
1,064 SFLA									
						Outbuilding Total			30,046
Acpt Land			0	Accepted Bldg		30,000	Total		30,000

Valuation Report

Map/Lot: R02-011

Account: 196 Card: 1 of 1

Location: 494 LOWELLTOWN ROAD

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 03/23/2018
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3428P0203 (01/05)
 Reference 2 R-02-011/00 0000000000
 Tran/Land/Bldg 6 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.92	Acres-Rear Land 1-10	2,000.00	1,840	100%		1,840
Total Acres 1.92					Land Total	41,440
Accpt Land		41,400	Accepted Bldg		0	Total
						41,400

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 03/23/2018
 Sale Price: 100,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B0000P0000
 Reference 2: R-02-011/01 0000000000
 Tran/Land/Bldg: 8 1 3
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 0 0 Land Schedule 103

Dwelling Description				Replacement Cost New	
Double Wide	One Story	1,456 Sqft	Grade D 100	Base	83,694
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,336
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,778
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Percent Good		Value
1997	0	TYPICAL	TYPICAL	Below Average	78%	100%	100%			71,511
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			Value	
None		None		78%	100%	100%			55,779	
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value	
Frame Shed	1997	64	D 100	337	Avq-	78%	100%	100%	263	
1,456 SFLA									263	
Acpt Land				0	Accepted Bldg		56,000	Total		56,000

Name: COLBY, CARROLL R J/T

COLBY, JUDITH R

Map/Lot:

R02-012

Account: 198 Card: 1 of 1

Location:

34 DUCK POND WAY

Neighborhood RURAL WEST

Zoning/Use SHORE STREAM PRO RU
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 04/22/2005
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B3107P0138 B3470P0043

Reference 2 R-02-012/00 0000000000

Tran/Land/Bldg 6 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) 50 0 0 Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, Acres-Rear Land 11-20, R 20+-Rear 20+, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Quantity, Unit, Material, Replacement Cost, Total. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 2005, 0, TYPICAL, TYPICAL, Good, Typical, 188,826 and Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Open Frame Porch and QUONSET.....

Acpt Land

82,800

Accepted Bldg

208,000

Total

290,800

Neighborhood RURAL WEST

Zoning/Use SHORE STREAM PRO RU
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2579P0204 06/00
 Reference 2 R-02-012/A0 0000000000
 Tran/Land/Bldg 6 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
0.35	Acres-HS Size Adj	3,600.00	1,260	100%		1,260
Total Acres 0.35						Land Total
						37,260

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	1970	440	D 100	11,520	Avq.	74%	100%	100%	8,525
14' Mobile Home	2002	14X72	D 100	69,314	Avq.	80%	50%	100%	27,891
SLAB.....	2002	1008	D 100	2,167	Avq.	90%	50%	100%	975
Frame Shed	2002	16	C 100	98	Avq.	90%	100%	100%	88
1,008 SFLA									Outbuilding Total
								37,479	

Acpt Land	37,300	Accepted Bldg	37,500	Total	74,800
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Name: GAGNON, SARAH

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GAGNON, ZACHARY M

Map/Lot:

R02-012-B

Account: 200 Card: 1 of 1

Location: 506 LOWELLTOWN ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 05/08/2020
Sale Price: 170,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B3090P0068 (06/03)
Reference 2: R-02-012/B0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Outbuildings/Additions/Improvements with Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, and Value Rcnld.

Acpt Land 40,000 Accepted Bldg 101,500 Total 141,500

Name: JACQUES, COREY T J/T

JACQUES, SHARON L

Map/Lot:

R02-012-C

Account: 2037 Card: 1 of 1

Location: 512 LOWELLTOWN ROAD

Neighborhood: RURAL WEST

Zoning/Use: SHORE STREAM PRO RU
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 08/26/2005
Sale Price: 139,920
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B3545P0119 (08/05)
Reference 2: R-2-12-C
Tran/Land/Bldg: 6 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Conventional Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Outbuildings/Additions/Improvements with Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, and Value Rcnld.

Acpt Land 40,400 Accepted Bldg 65,700 Total 106,100

Name: BUCKLEY, DEBRA A., TRUSTEE

DEBRA A. BUCKLEY TRUST

Map/Lot:

R02-012-D

Account: 18 Card: 1 of 1

Location:

33 DUCK POND WAY

Neighborhood: RURAL WEST

Zoning/Use: SHORE STREAM PRO RU
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Gravel

Reference 1: B4687P0059
 Reference 2: R-02-012-D
 Tran/Land/Bldg: 0 1 11
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.20	Acres-Rear Land 1-10	2,000.00	400	100%		400
Total Acres 1.20					Land Total	40,000

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,296 Sqft	Grade D 100	Base	74,497
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,870
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,296	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2013	0	TYPICAL	TYPICAL	Average	Typical	65,558	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		92%	100%	100%	60,313

Acpt Land 40,000 **Accepted Bldg** 60,300 **Total** 100,300

WISCASSET
 Name: WISCASSET, TOWN OF

Valuation Report

09/13/2022

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Map/Lot:

R02-013

Account: 201 Card: 1 of 1

Location:

LOWELLTOWN ROAD

Neighborhood RURAL WEST

Zoning/Use SHORE STREAM PRO RU
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B0653P0362
 Reference 2 R-02-013/00 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
0.53	Acres-HS Size Adj	3,600.00	1,908	100%		1,908	
Total Acres 0.53					Land Total	37,908	
Acpt Land		37,900	Accepted Bldg		0	Total	37,900

Neighborhood: RURAL WEST

Zoning/Use: SHORE STREAM PRO RU
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 07/15/2004
Sale Price: 0
Sale Type:
Financing:
Verified:
Validity:

Reference 1: B3327P0031 (07/04)
Reference 2: R-02-014/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.70	Acres-Rear Land 1-10	2,000.00	1,400	100%		1,400
Total Acres 1.70					Land Total	41,000

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	780 Sqft	Grade C 105	Base	100,724
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTH	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	2004	TYPICAL	TYPICAL	Good	Typical	100,724
Functional Obsolescence						Value(Rcnld)
None						80,579

Outbuildings/Additions/Improvements		Economic Obsolescence		Phys. %		Func. %		Econ. %		Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
Frame Shed	1850	140	C 100	857	Avq.	65%	100%	100%	57	
Barn 1S	2005	480	C 100	13,640	Avq.	91%	100%	100%	12,412	
1,170 SFLA									12,969	
Outbuilding Total									12,969	

Acpt Land 41,000 **Accepted Bldg** 93,500 **Total** 134,500

Neighborhood **RURAL WEST**

Zoning/Use **SHORE STREAM PRO RU**
Topography **Level**
Utilities **Drilled WellSeptic System**
Street **Paved**

Sale Data
Sale Date **01/24/2022**
Sale Price **139,000**
Sale Type **Land & Buildings**
Financing **Unknown**
Verified **Public Record**
Validity **Arms Length Sale**

Reference 1 **B3798P0228 B3932P0007**

Reference 2 **R-02-014/A1 0000000000**

Tran/Land/Bldg **1 1 11**

FARM LAND **0 OPEN SPACE 0**

Exemption(s) **Land Schedule 103**

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
4.90	Acres-Rear Land 1-10	2,000.00	9,800	100%		9,800
Total Acres 5.90						Land Total 49,400

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 105	Base	94,324
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1992	0	TYPICAL	TYPICAL	Average	Typical	94,324	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		86%	100%	100%	81,119

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1992	120	C 105	7,908	Avq.	86%	100%	100%	6,801
Open Frame Porch	1992	72	C 105	1,771	Avq.	86%	100%	100%	1,523
Frame Shed	2007	168	C 100	1,028	Avq.	92%	100%	100%	946
Frame Shed	1950	168	C 100	1,028	Fair	42%	100%	100%	432
Frame Shed	1960	170	C 100	1,040	Fair	46%	100%	100%	478
Frame Shed	2009	256	D 100	1,348	Avq-	82%	100%	100%	1,105
1,080 SFLA									Outbuilding Total 11,285

Acpt Land

49,400

Accepted Bldg

92,400 **Total**

141,800

Name: YEATON JR., MILTON W J/T

YEATON, JODIE N

Map/Lot:

R02-014-A2

Account: 2530 Card: 1 of 1

Location:

16 CRABBY LANE

Neighborhood: RURAL WEST

Zoning/Use: SHORE RES PROTEC RU
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 09/16/2008
Sale Price: 110,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B4052P0138 B4600P0056
Reference 2: R-02-014-A2
Tran/Land/Bldg: 0 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 0 50 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 2008, 0, TYPICAL, TYPICAL, Average, Typical, 105,920.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 92%, 100%, 100%, 97,446.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Open Frame Porch, Wood Deck, Frame Shed, 960 SFLA, and Outbuilding Total.

Acpt Land 49,400 Accepted Bldg 100,600 Total 150,000

Neighborhood RURAL WEST

Zoning/Use SHORE STREAM PRO RU
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2755P0310
 Reference 2 R-02-015/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600	
6.00	Acres-Rear Land 1-10	2,000.00	12,000	100%		12,000	
Total Acres 7.00						Land Total	51,600

Dwelling Description

Replacement Cost New

Other	One Story	504 Sqft	Grade D 90	Base	30,350
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-5,262
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,077
Rooms	4	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	3,036
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-554
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	OLD TYPE	Old Type	Poor	Inadeq.	25,493
Functional Obsolescence						Value(Rcnld)
None						6,310
Economic Obsolescence						
None						
Phys. %						
25%						
Func. %						
99%						
Econ. %						
100%						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1940	192	D 90	9,327	Poor	25%	99%	100%	2,309
Wood Deck	1970	64	D 90	622	Poor	25%	99%	100%	154
Frame Garage	1970	672	E 100	13,823	Fair	52%	100%	100%	7,188
Frame Shed	1940			---- S O U N D V A L U E ----				100	
Frame Shed	1940			---- S O U N D V A L U E ----				100	
Frame Shed	1940			---- S O U N D V A L U E ----				100	
Frame Shed	1940			---- S O U N D V A L U E ----				100	
Frame Shed	1940			---- S O U N D V A L U E ----				100	
Barn 1S	2000	240	D 100	7,098	Fair	68%	100%	100%	4,827
696 SFLA									
Outbuilding Total									14,978

Acpt Land	51,600	Accepted Bldg	21,300	Total	72,900
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Name: MCCONNELL, MALCOLM S

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MCCONNELL, PEGEEN

Map/Lot:

R02-015-A

Account: 205 Card: 1 of 1

Location:

342 FOYE ROAD

Neighborhood RURAL WEST

Zoning/Use SHORE STREAM PRO RU
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B1261P0032
Reference 2 R-02-015/A0 0000000000
Tran/Land/Bldg 9 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 1979, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Good, Layout Typical, Total 104,347.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Functional Obsolescence None, Economic Obsolescence None, Phys. % 90%, Func. % 100%, Econ. % 100%, Value(Rcnld) 93,912.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Encl Frame Porch, Wood Deck, Frame Shed, 2 & 1/2 STORY FR, Wood Deck, 2,640 SFLA.

Acpt Land 44,200 Accepted Bldg 169,200 Total 213,400

WISCASSET
 Name: NILES, JOHN A
 NILES, DONNA M

Valuation Report

09/13/2022

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Map/Lot: R02-015-B

Account: 206 Card: 1 of 1

Location: 318 FOYE ROAD

Neighborhood: RURAL WEST

Zoning/Use: SHORE STREAM PRO RU
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 12/01/1992
 Sale Price: 120,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B1837P0149
 Reference 2: R-02-015/B0 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600	
2.67	Acres-Rear Land 1-10	2,000.00	5,340	100%		5,340	
Total Acres 3.67						Land Total	44,940

Dwelling Description

Replacement Cost New

Log	One & 3/4 Story	864 Sqft	Grade B 100	Base	147,655
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,919
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1979	0	TYPICAL	TYPICAL	Average	Typical	151,574			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		81%	100% 100%	122,775			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1979	132	C 100	4,670	Avq.	78%	0%	100%	0
Open Frame Porch	1979	288	C 100	6,061	Avq.	78%	0%	100%	0
Wood Deck	1979	280	C 100	3,006	Avq.	78%	0%	100%	0
1.75 ST GARAGE..	1979	616	C 100	43,028	Avq.	78%	0%	100%	0
Frame Garaqe	1979	672	C 100	18,680	Avq.	78%	100%	100%	14,570
1,512 SFLA									
Outbuilding Total									14,570
Acpt Land		44,900		Accepted Bldg		137,300		Total	182,200

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RURAL	Sale Date 11/23/2016
Topography	Level	Sale Price 146,500
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Foreclosure

Reference 1 B3318P0164 (07/04)
 Reference 2 R-02-015/C0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
0.62	Acres-HS Size Adj	3,600.00	2,232	100%		2,232
Total Acres 0.62			Land Total			38,232

Dwelling Description				Replacement Cost New	
Ranch	Two Story	936 Sqft	Grade C 105	Base	147,145
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	9	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,578
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Average	Typical	150,723
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		80%	100% 100%	120,578

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
ONE STORY FRAME	1978	200	C 100	12,552	Avq.	78%	100%	100%	9,791
ONE STORY FRAME	1978	192	C 100	12,050	Avq.	78%	100%	100%	9,399
Wood Deck	1978	256	C 100	2,761	Avq.	78%	100%	100%	2,154
1S AD/GAR.....	1978	428	C 100	30,041	Avq.	78%	100%	100%	23,432
Frame Garaqe	1978	230	C 100	8,612	Avq.	78%	100%	100%	6,717
2 STORY GARAGE	1978	448	C 100	20,411	Avq.	78%	100%	100%	15,921
Frame Shed	1978	216	C 100	1,322	Avq.	78%	100%	100%	1,031
Frame Shed	1978	96	C 100	588	Avq.	78%	100%	100%	459
Wood Deck	1978	384	C 100	4,067	Avq.	78%	100%	100%	3,172
Frame Garaqe	1978	168	C 105	7,559	Avq.	80%	100%	100%	6,047
2,264 SFLA									78,123
Outbuilding Total									78,123

Acpt Land	38,200	Accepted Bldg	198,700	Total	236,900
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Name: NICHOLS, RANDALL H

Page 248

NICHOLS, KAREN S

Map/Lot:

R02-015-D

Account: 208 Card: 1 of 1

Location: 539 LOWELLTOWN ROAD

Neighborhood RURAL WEST

Zoning/Use SHORE STREAM PRO RU
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B1703P0146
Reference 2 R-02-015/D0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Quantity, Condition, Replacement Item, Value. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Summary table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Values include 1991, 0, TYPICAL, TYPICAL, Average, Typical, 119,410.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Wood Deck, Frame Garage, Frame Shed, and 1,344 SFLA.

Acpt Land 42,400 Accepted Bldg 131,100 Total 173,500

Name: DELANO, RICHARD L

Page 249

DELANO, KAREN I

Map/Lot:

R02-015-E

Account: 209 Card: 1 of 1

Location: 543 LOWELLTOWN ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B1092P0129
Reference 2: R-02-015/E0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.93 Acres-HS Size Adj, and Total Acres 0.93.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Quantity, Unit, Condition, Replacement Cost, Value. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1994, 0 TYPICAL, TYPICAL, Good, Typical, 162,323.

Table with 7 columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 95%, 100%, 100%, 154,207.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Frame Bay Window, Wood Deck, Frame Bay Window, Frame Shed, and 1,725 SFLA.

Summary row: Acpt Land 39,300 Accepted Bldg 161,200 Total 200,500

Neighborhood: RURAL WEST

Zoning/Use: SHORE STREAM PRO RU
Topography: Rolling
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B3694P0048
Reference 2: R-02-016/00 0000000000
Tran/Land/Bldg: 6 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
2.40	Acres-Rear Land 1-10	2,000.00	4,800	100%		4,800
Total Acres 3.40						Land Total 44,400

Dwelling Description

Replacement Cost New

Colonial	Two Story	1,114 Sqft	Grade B 100	Base	200,940
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,919
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	TYPICAL	TYPICAL	Average	Typical	204,859
Functional Obsolescence						Value(Rcnld)
None						188,470

Outbuildings/Additions/Improvements		Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Description	Year					Phy	Func	Econ	
1S BAY WIND/BSMT	2007	16	B 100	1,467	Avq.	92%	100%	100%	1,350
Wood Deck	2008	60	C 100	762	Avq.	92%	100%	100%	701
Open Frame Porch	2008	60	C 100	1,444	Avq.	92%	100%	100%	1,328
Frame Garage	2010	280	C 100	9,751	Avq.	92%	100%	100%	8,971
Frame Shed	2011	49	C 100	300	Avq.	92%	100%	100%	276
2,244 SFLA									Outbuilding Total 12,626

Acpt Land	44,400	Accepted Bldg	201,100	Total	245,500
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Neighborhood RURAL WEST

Zoning/Use SHORE STREAM PRO RU
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B4509P0001
Reference 2 R-02-016-A
Tran/Land/Bldg 0 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.50	Acres-Rear Land 1-10	2,000.00	1,000	100%		1,000
Total Acres 1.50					Land Total	40,600

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,080 Sqft	Grade C 100	Base	139,561
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	30%			Unfinished	-17,713

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2011	0	TYPICAL	TYPICAL	Average	Typical	121,848			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		92%	100%	100%			
Value(Rcnld)						112,100			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2011	144	C 100	1,619	Avq.	92%	100%	100%	1,489
BSMT ENTRY.....	2011	18	C 100	220	Avq.	92%	100%	100%	202
Frame Shed	2011	120	C 100	734	Avq.	92%	100%	100%	675
Outbuilding Total									2,366
Acpt Land		40,600		Accepted Bldg		114,500		Total	155,100

Neighborhood RURAL WEST

Zoning/Use SHORE STREAM PRO RU
Topography Rolling
Utilities
Street Paved

Sale Data
Sale Date 04/24/2020
Sale Price 45,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3694P0048
Reference 2 R-02-016/00 0000000000
Tran/Land/Bldg 0 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
2.10	Acres-Rear Land 1-10	2,000.00	4,200	100%		4,200
Total Acres 3.10					Land Total	43,800

Dwelling Description

Replacement Cost New

Ranch	One Story	1,568 Sqft	Grade C 100	Base	146,726
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,699
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,408
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,568	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built 2020	Renovated 0	Kitchens TYPICAL	Baths TYPICAL	Condition Average	Layout Typical	Total	
						133,435	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcld)
None		None		92%	100%	100%	122,760

Acpt Land

43,800

Accepted Bldg

122,800

Total

166,600

WISCASSET

Valuation Report

09/13/2022

Name: CONNORS, SCOTT

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CONNORS, WENDY

Map/Lot:

R02-017-A

Account: 211 Card: 1 of 1

Location: 459 LOWELLTOWN ROAD

Neighborhood RURAL WEST

Zoning/Use SHORE STREAM PRO RU
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B2726P0048
Reference 2 R-02-017/A0 0000000000
Tran/Land/Bldg 1 1 2
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include 12' Mobile Home, Wood Deck, and 744 SFLA. Summary row: Acpt Land 40,400 Accepted Bldg 12,100 Total 52,500.

WISCASSET

Valuation Report

09/13/2022

Name: DAUPHIN, BENJAMIN E J/T

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MOORE, MELODY S

Map/Lot:

R02-017-A1

Account: 2124 Card: 1 of 1

Location: 457 LOWELLTOWN ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 07/24/2014
Sale Price 66,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4803P0114

Reference 2 R-02-017/A1

Tran/Land/Bldg 1 1 2

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value and Acres-HS Size Adj.

Outbuildings/Additions/Improvements

Table with 11 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Percent Good, Value Rcnld. Rows include 14' Mobile Home and ONE STORY FRAME.

Acpt Land 39,600 Accepted Bldg 24,600 Total 64,200

Name: MULLINS, BRUCE N

MULLINS, TERESA MARIE

Map/Lot:

R02-017-B

Account: 213 Card: 1 of 1

Location: 489 LOWELLTOWN ROAD

Neighborhood RURAL WEST

Zoning/Use SHORE STREAM PRO RU
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 05/21/2013
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B4668P0023
 Reference 2 R-02-017/B0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
4.00	Acres-Rear Land 1-10	2,000.00	8,000	100%		8,000
Total Acres 5.00						Land Total 47,600

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade C 95	Base	89,608
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1989	2014	TYPICAL	TYPICAL	Very Good	Typical	89,608			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		95%	100% 100%	85,128			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1989	400	C 95	4,018	Avq-	74%	100%	100%	2,973
1SFr Overhang	1989	72	C 95	4,293	Avq-	74%	100%	100%	3,177
Frame Shed	2020	192	E 100	870	Avq.	92%	100%	100%	800
1,080 SFLA									Outbuilding Total 6,950
Acpt Land		47,600		Accepted Bldg		92,100		Total	139,700

Name: APPLEBEE, CHARLES M

APPLEBEE, DONNA L

Map/Lot:

R02-017-C

Account: 214 Card: 1 of 1

Location:

15 MOSSY OAKS DRIVE

Neighborhood: RURAL WEST

Zoning/Use: SHORE STREAM PRO RU
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B1363P0065
Reference 2: R-02-017/C0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 1997, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Average, Layout Typical, Total 122,150.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Open Frame Porch, 1.75 ST GARAGE., Frame Shed, Unfin Basement, Wood Deck, 2,016 SFLA, and Outbuilding Total.

Summary row: Acpt Land 47,600 Accepted Bldg 201,400 Total 249,000

WISCASSET
 Name: THOMAS, STEVEN L
 THOMAS, DONNA J

Valuation Report

09/13/2022

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Account: 2117 Card: 1 of 1

Map/Lot:
 Location:

R02-017-C1
 308 FOYE ROAD

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Rolling
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 09/22/2017
 Sale Price: 135,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B2299P0128
 Reference 2: R-02-17/C1
 Tran/Land/Bldg: 0 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.03	Acres-Rear Land 1-10	2,000.00	60	100%		60
Total Acres 1.03						Land Total 39,660

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	864 Sqft	Grade C 105	Base	80,849
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-4,509
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	3,744
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1998	0	TYPICAL	TYPICAL	Average	Typical	80,084	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		88%	100%	100%	70,474

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1998	140	C 105	1,657	Avq.	88%	100%	100%	1,458
Frame Shed	2005	80	C 100	490	Avq.	91%	100%	100%	446
864 SFLA						Outbuilding Total			1,904

Acpt Land 39,700 **Accepted Bldg** 72,400 **Total** 112,100

Name: THAYER, WILLIAM G

THAYER, CHERYL L

Map/Lot:

R02-017-D

Account: 215 Card: 1 of 1

Location:

16 MOSSY OAKS DRIVE

Neighborhood: RURAL WEST

Zoning/Use: SHORE STREAM PRO RU
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B1363P0069
Reference 2: R-02-017/D0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, Acres-Rear Land 11-20, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Units, Price/Unit, Grade, Base, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, and Value(Rcnld).

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Frame Shed, Open Frame Porch, Frame Garage, Wood Deck, Open Frame Porch, ONE STORY FRAME, WAREHOUSE WD..., and 2,702 SFLA.

Acpt Land

65,300

Accepted Bldg

395,600

Total

460,900

Name: KELLEY, NEWMAN U J/T

MURRAY, DARLENE M

Map/Lot:

R02-017-E

Account: 216 Card: 1 of 1

Location: 461 LOWELLTOWN ROAD

Neighborhood RURAL WEST

Zoning/Use SHORE STREAM PRO RU
Topography Rolling
Utilities Drilled WellSeptic System
Street Private

Sale Data
Sale Date 06/23/2004
Sale Price 100,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3314P0166 (06/04)

Reference 2 R-02-017/E0 0000000000

Tran/Land/Bldg 1 1 2

FARM LAND 0 OPEN SPACE 0

Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600	
0.57	Acres-Rear Land 1-10	2,000.00	1,140	100%		1,140	
Total Acres 1.57						Land Total	40,740

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1985	14X68	C 100	88,416	Avq+	62%	50%	100%	27,198
Wood Deck	1985	192	C 100	2,108	Avq.	81%	100%	100%	1,707
Open Frame Porch	1985	96	C 100	2,173	Avq.	81%	100%	100%	1,760
Frame Garage	1985	864	C 100	23,054	Avq.	81%	100%	100%	18,674
Frame Shed	1985	144	C 100	881	Avq.	81%	100%	100%	714
952 SFLA									50,053
						Outbuilding Total			50,053

Acpt Land	40,700	Accepted Bldg	50,100	Total	90,800
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Name: MULLINS, BRUCE NEIL

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MULLINS, TERESA MARIE

Map/Lot:

R02-017-F

Account: 217 Card: 1 of 1

Location: 501 LOWELLTOWN ROAD

Neighborhood RURAL WEST

Zoning/Use SHORE STREAM PRO RU
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B1692P0126
Reference 2 R-02-017/F0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1993, 0, TYPICAL, TYPICAL, Average, Typical, 129,922.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 86%, 100%, 100%, 111,733.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck, Frame Shed, 1,352 SFLA, and Outbuilding Total.

Summary row: Acpt Land 44,400 Accepted Bldg 116,500 Total 160,900

WISCASSET

Valuation Report

09/13/2022

Name: WILLIAMS, ERIN E J/T

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WILLIAMS, LESTER E

Map/Lot:

R02-017-G

Account: 218 Card: 1 of 1

Location: 467 LOWELLTOWN ROAD

Neighborhood RURAL WEST

Sale Data

Zoning/Use SHORE STREAM PRO RU

Topography Level

Utilities Drilled WellSeptic System

Street Paved

Sale Date 11/17/2006

Sale Price 106,000

Sale Type Mobile Home

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Reference 1 B3774P0143

Reference 2 R-02-017/G SER #SY12978AB

Tran/Land/Bldg 1 1 2

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.60	Acres-Rear Land 1-10	2,000.00	1,200	100%		1,200
Total Acres 1.60					Land Total	40,800

Accpt Land	40,800	Accepted Bldg	0	Total	40,800
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WISCASSET
Name: APPLB, LLC.

Valuation Report

09/13/2022

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Map/Lot:

R02-017-H

Account: 2751 Card: 1 of 1

Location:

MOSSY OAKS DRIVE

Neighborhood RURAL WEST

Zoning/Use SHORE STREAM PRO

Topography Rolling

Utilities

Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
1.00	Acres-HS Size Adi	3,600.00	3,600	100%		3,600	
4.00	Acres-Rear Land 1-10	2,000.00	8,000	100%		8,000	
Total Acres 5.00					Land Total	47,600	
Acpt Land		47,600	Accepted Bldg		0	Total	47,600

Name: MARINO, MARK A

MARINO, LUCINDA

Map/Lot:

R02-018

Account: 219 Card: 1 of 1

Location: 433 LOWELLTOWN ROAD

Neighborhood RURAL WEST

Zoning/Use SHORE STREAM PRO RU
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 08/10/2021
Sale Price 55,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4081P0229 B4081P0231

Reference 2 R-02-018/00 0000000000

Tran/Land/Bldg 1 1 2

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600	
Total Acres 1.00						Land Total	39,600

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1985	14X56	C 100	75,888	Avq-	40%	50%	100%	15,178
Wood Deck	1975	128	C 100	1,456	Avq.	76%	100%	100%	1,107
Frame Shed	1985	160	E 100	724	Poor	46%	100%	100%	333
784 SFLA									16,618
Accpt Land		39,600	Accepted Bldg		16,600	Total			56,200

Neighborhood RURAL WEST

Zoning/Use SHORE STREAM PRO RU
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B1653P0272 B3776P0240
Reference 2 R-02-018/A0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
6.60	Acres-Rear Land 1-10	2,000.00	13,200	100%		13,200
Total Acres 7.60						Land Total 52,800

Dwelling Description

Replacement Cost New

Ranch	One Story	1,056 Sqft	Grade D 100	Base	84,981
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1977	0	TYPICAL	TYPICAL	Fair	Typical	87,912	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		59%	100%	100%	51,868

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1977	459	D 100	4,156	Fair	59%	100%	100%	2,452
1.75 ST BARN....	1988	800	C 100	40,659	Avq-	73%	100%	100%	29,681
Frame Shed	1996	560	C 100	3,427	Avq-	77%	100%	100%	2,639
Encl Frame Porch	1998	160	C 100	5,584	Avq-	78%	100%	100%	4,356
Frame Shed	1977	160	D 100	842	Avq-	68%	100%	100%	573
Frame Shed	1977	180	E	0	Fair	56%	100%	100%	0
Frame Shed	1977	180	E	0	Fair	56%	100%	100%	0
Wood Deck	2018	240	C 100	2,598	Avq.	92%	100%	100%	2,390
Frame Shed	2020	64	D 100	337	Avq.	92%	100%	100%	310
Frame Garage	2020	864	C 100	23,054	Avq.	92%	100%	100%	21,210
1,056 SFLA									
Outbuilding Total									63,611

Acpt Land

52,800

Accepted Bldg

115,500

Total

168,300

Neighborhood RURAL WEST

Zoning/Use SHORE STREAM PRO RU
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B3396P0183 (11/04)
 Reference 2 R-2-18/B
 Tran/Land/Bldg 0 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
2.40	Acres-Rear Land 1-10	2,000.00	4,800	100%		4,800
Total Acres 3.40					Land Total	44,400

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1989	14X66	C 100	86,328	Avq.	56%	50%	100%	24,049
SLAB.....	1989	1466	C 100	3,665	Avq.	83%	100%	100%	3,042
Frame Shed	2002	384	C 100	2,350	Avq.	90%	100%	100%	2,115
ONE STORY FRAME	2003	224	C 100	14,058	Avq.	90%	100%	100%	12,652
Frame Garage	1989	576	C 100	16,493	Avq.	83%	100%	100%	13,689
Frame Shed	1989	192	C 100	1,175	Avq.	83%	100%	100%	975
Frame Shed	1989	180	C 100	1,102	Avq.	83%	100%	100%	915
ONE STORY FRAME	1989	64	C 100	4,017	Avq.	83%	100%	100%	3,334
ONE STORY FRAME	2007	400	C 100	25,104	Avq.	92%	100%	100%	23,096
Frame Garage	1989	264	C 100	9,386	Avq.	83%	100%	100%	7,790
1,612 SFLA									91,657
Outbuilding Total									91,657

Acpt Land	44,400	Accepted Bldg	91,700	Total	136,100
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WISCASSET
 Name: PERRY, LEANITA M

Valuation Report

09/13/2022

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Map/Lot:

R02-018-B

Account: 1989 Card: 2 of 2

Location:

Neighborhood 1

Zoning/Use SHORE STREAM PRO RU
 Topography
 Utilities
 Street

Reference 1

Reference 2

Tran/Land/Bldg 0 1 2

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 0

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
SLAB.....	2007	400	C	0	Avq.	92%	100%	100%	0	
1,612 SFLA						Outbuilding Total			0	
Acpt Land			0	Accepted Bldg			0	Total		0

WISCASSET
Name: PERRY, LEANITA M

Valuation Report

09/13/2022
Page 267
R02-018-B

Account: 1989

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	44,400	91,700	136,100	44,400	91,700	136,100
2	0	0	0	0	0	0
TOTAL	44,400	91,700	136,100	44,400	91,700	136,100

WISCASSET

Valuation Report

09/13/2022

Name: GOUD, DUANE E

Page 268

GOUD, PATRICIA L

Map/Lot:

R02-018-C

Account: 2737 Card: 1 of 1

Location:

LOWELLTOWN ROAD

Neighborhood RURAL WEST

Zoning/Use SHORE STREAM PRO

Topography

Utilities

Street

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adi	3,600.00	3,600	100%		3,600
3.00	Acres-Rear Land 1-10	2,000.00	6,000	100%		6,000
Total Acres 4.00					Land Total	45,600

Acpt Land

45,600

Accepted Bldg

0

Total

45,600

Neighborhood: RURAL WEST
 Zoning/Use: SHORE STREAM PRO RU
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 06/05/2020
 Sale Price: 0
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B3300P0306 (06/04)
 Reference 2: R-02-019/00 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
4.75	Acres-Rear Land 1-10	2,000.00	9,500	100%		9,500
Total Acres 5.75						Land Total: 49,100

Dwelling Description

Replacement Cost New

Ranch	One Story	1,320 Sqft	Grade C 100	Base	123,519
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,105
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1964	0	TYPICAL	TYPICAL	Below Average	Typical	128,624			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		66%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Patio	1964	105	C 100	953	Avg-	66%	100%	100%	629
1,320 SFLA									Outbuilding Total: 629

Acpt Land 49,100 **Accepted Bldg** 85,500 **Total** 134,600

Valuation Report

Account: 222 Card: 1 of 1

Location: 417 LOWELLTOWN ROAD

Neighborhood: RURAL WEST
Zoning/Use: SHORE STREAM PRO RU
Topography: Steep
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 07/01/1992
Sale Price: 17,000
Sale Type: Land Only
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B2550P0287 B3300P0304
Reference 2: R-02-019/A0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
2.65	Acres-Rear Land 1-10	2,000.00	5,300	100%		5,300
Total Acres 3.65						Land Total 44,900

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 3/4 Story WOOD SHINGLE 1 OTHER Units-0	880 Sqft Masonry Trim Roof Cover	Grade C 105 None Asphalt Shingles	Base Trim Roof	119,402 0 0 0
Foundation	Concrete Block	Basement	Dry 1/2 Bmt	Basement	-4,592
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH		HEARTH	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,578
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	0	TYPICAL	Old Type	Average	Typical	118,388
Functional Obsolescence						Value(Rcld)
None						97,078

Outbuildings/ Additions/ Improvements		Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld
ONE STORY FRAME	1983	128	C 100	8,033	Avq.	80%	100%	100%	6,426
Wood Deck	1983	48	C 100	640	Avq.	80%	100%	100%	512
Encl Frame Porch	1983	48	C 100	1,928	Avq.	80%	100%	100%	1,542
Encl Frame Porch	1983	80	C 100	2,972	Avq.	80%	100%	100%	2,378
Wood Deck	2002	72	C 100	884	Avq.	90%	100%	100%	796
Wood Deck	2002	72	C 100	884	Avq.	90%	100%	100%	796
Frame Garage	2005	728	D 100	17,162	Avq.	81%	100%	100%	13,901
Open Frame Porch	1983	96	C 100	2,173	Avq.	80%	100%	100%	1,738
1,668 SFLA									28,089

Acpt Land 44,900 **Accepted Bldg** 125,200 **Total** 170,100

Valuation Report

Account: 2307 Card: 1 of 1

Location: 421 LOWELLTOWN ROAD

Neighborhood RURAL WEST

Zoning/Use SHORE STREAM PRO RU
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 05/10/2010
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B4285P0232
 Reference 2 R-2-19/A1
 Tran/Land/Bldg 6 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.08	Acres-Rear Land 1-10	2,000.00	2,160	100%		2,160
Total Acres 2.08					Land Total	41,760

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
14' Mobile Home	1990	14X72	D 100	69,314	Avq-	47%	50%	100%	16,202
Wood Deck	2010	80	C 100	966	Avq.	92%	100%	100%	889
Outbuilding Total									17,091
Accpt Land		41,800		Accepted Bldg		17,100		Total	58,900

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 11/29/2010
 Sale Price: 125,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B4346P0034
 Reference 2: R-02-020/00
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.03	Acres-Rear Land 1-10	2,000.00	60	100%		60
Total Acres 1.03					Land Total	39,660

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	89,832
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	960	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1975	2010	TYPICAL	TYPICAL	Average	Typical	89,832	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcld)
None		None		79%	100%	100%	70,967

Acpt Land 39,700 **Accepted Bldg** 71,000 **Total** 110,700

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	SHORE STREAM PRO RU	Sale Date 02/12/2016
Topography	Below Street	Sale Price 20,000
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	Financing Cash Sale
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B0577P0188
 Reference 2 R-02-021/00 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
3.00	Acres-Rear Land 1-10	2,000.00	6,000	100%		6,000
8.00	Acres-Wasteland	60.00	480	100%		480
Total Acres 12.00			Land Total			46,080

Dwelling Description				Replacement Cost New	
Conventional	One & 1/2 Story	1,232 Sqft	Grade D 100	Base	127,698
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	6,839
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2019	0	TYPICAL	TYPICAL	Average	Typical	134,537	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		92%	60%	100%	74,264

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Frame Garage	2019	784	D 100	18,260	Avq.	92%	60%	100%	10,079
1,848 SFLA									
Outbuilding Total									10,079

Acpt Land	46,100	Accepted Bldg	84,300	Total	130,400
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Valuation Report

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RURAL	Sale Date 05/22/2020
Topography	Level	Sale Price 195,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3896P0138
 Reference 2 R-02-021/A0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.87	Acres-Rear Land 1-10	2,000.00	1,740	100%		1,740
Total Acres 1.87					Land Total	41,340

Dwelling Description				Replacement Cost New	
Cape Cod	One Story	832 Sqft	Grade C 100	Base	74,147
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	5,319
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout				Total
1985	0	TYPICAL	TYPICAL	Average	Inadeq.				79,466
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		83%	99%	100%	65,297		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1985	200	C 100	6,890	Avq.	81%	100%	100%	5,581
Wood Deck	1985	324	C 100	3,455	Avq.	81%	100%	100%	2,799
Open Frame Porch	1985	96	C 100	2,173	Avq.	81%	100%	100%	1,760
Wood Deck	1985	110	C 100	1,272	Avq.	81%	100%	100%	1,030
832 SFLA									11,170

Acpt Land	41,300	Accepted Bldg	76,500	Total	117,800
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Name: YOUNG, MATTHEW J

Page 275

YOUNG, TERINA M

Map/Lot:

R02-022

Account: 227 Card: 1 of 1

Location: 357 LOWELLTOWN ROAD

Neighborhood RURAL WEST

Zoning/Use SHORE STREAM PRO RU
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 08/09/2019
Sale Price 295,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2520P0103 B4679P0092
Reference 2 R-02-022/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 2001, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Average, Layout Typical, Total 141,308.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Wood Deck, 1.50 ST GARAGE.., ONE STORY FRAME, AB.GR. POOL....., Open Frame Porch, Frame Shed, Frame Garage, 1.620 SFLA.

Accpt Land 47,800 Accepted Bldg 220,800 Total 268,600

Name: JOHNSON, ERIC R

JOHNSON, BRENDA L

Map/Lot:

R02-022-A

Account: 2698 Card: 1 of 1

Location: 335 LOWELLTOWN ROAD

Neighborhood RURAL WEST

Zoning/Use SHORE STREAM PRO
Topography Rolling

Utilities
Street Paved

Sale Data	
Sale Date	03/30/2020
Sale Price	20,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

FARM LAND 0 OPEN SPACE 0

Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.15	Acres-Rear Land 1-10	2,000.00	300	100%		300
Total Acres 1.15			Land Total			39,900

Dwelling Description

Replacement Cost New

Ranch	One Story	1,120 Sqft	Grade D 100	Base	91,934
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-4,787
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-5,129
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,954
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,120	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	TYPICAL	TYPICAL	Average	Typical	83,972
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		None		92%	50%	100%
						Value(Rcnd)
						38,627

Acpt Land

39,900

Accepted Bldg

38,600

Total

78,500

Valuation Report

Neighborhood: RURAL WEST
Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 10/19/2016
Sale Price: 186,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B1175P0026
Reference 2: R-02-023/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
0.74	Acres-HS Size Adj	3,600.00	2,664	100%		2,664
Total Acres 0.74						38,664

Dwelling Description

Replacement Cost New

Ranch	One Story	1,092 Sqft	Grade B 95	Base	111,636
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	500 Sqft, Grade B	Basement Gar	None	Fin Bsmt	24,325
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,723
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,578
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1957	1990	TYPICAL	TYPICAL	Above Average	Typical	145,262
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		81%	100%	100%
						117,662

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1957	552	B 95	37,849	Avq+	81%	100%	100%	30,658
ONE STORY FRAME	1957	330	B 95	22,627	Avq+	81%	100%	100%	18,328
Wood Deck	1957	260	B 95	3,061	Avq+	81%	100%	100%	2,479
1.50 ST SHED....	1957	396	C 100	2,772	Avq.	67%	100%	100%	1,857
Frame Shed	1957	360	C 100	2,203	Avq.	67%	100%	100%	1,476
Frame Garage	1957	440	C 100	13,395	Avq.	67%	100%	100%	8,975
1,974 SFLA									63,773
Outbuilding Total									63,773

Acpt Land	38,700	Accepted Bldg	181,400	Total	220,100
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Name: MOORE, ELAINE F

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MOORE, HARRY C

Map/Lot:

R02-024

Account: 229 Card: 1 of 1

Location:

527 WILLOW LANE

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 12/03/2012
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B3745P0063 B3786P0252 BB3786P0255
Reference 2 R-02-024/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Replacement Cost New, etc. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1984, 0, TYPICAL, TYPICAL, Average, Typical, 97,282.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Encl Frame Porch, Frame Shed, Frame Garage, 952 SFLA, and Outbuilding Total.

Acpt Land 40,600 Accepted Bldg 108,500 Total 149,100

Valuation Report

Neighborhood: RURAL WEST
Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 03/18/2008
Sale Price: 0
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B1172P0077
Reference 2: R-02-025/00 0000000000
Tran/Land/Bldg: 8 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): 0 50 0 Land Schedule: 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.28	Acres-Rear Land 1-10	2,000.00	2,560	100%		2,560
Total Acres 2.28					Land Total	42,160

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	875 Sqft	Grade C 105	Base	124,291
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,578
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1827	0	TYPICAL	TYPICAL	Average	Typical	127,869			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	65%	100%	100%	83,115				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1827	96	C 105	1,185	Avq.	65%	100%	100%	770
Frame Shed	1960	136	D 100	716	Avq-	61%	100%	100%	437
Frame Garage	1960	676	C 100	18,771	Avq-	61%	100%	100%	11,450
Frame Shed	2016	216	E 100	978	Avq.	92%	100%	100%	900
1,312 SFLA									13,557
Outbuilding Total									13,557

Acpt Land 42,200 **Accepted Bldg** 96,700 **Total** 138,900

Neighborhood **RURAL WEST**

Zoning/Use **SHORE STREAM PRO RU**
Topography **Level**
Utilities **Drilled WellSeptic System**
Street **Paved**

Sale Data
Sale Date **11/20/2009**
Sale Price **221,550**
Sale Type **Land & Buildings**
Financing **Unknown**
Verified **Public Record**
Validity **Arms Length Sale**

Reference 1 **B4226P0311**
Reference 2 **R-02-026/00 0000000000**
Tran/Land/Bldg **1 1 11**
FARM LAND **0 OPEN SPACE 0**
Exemption(s) **Land Schedule 103**

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600	
8.67	Acres-Rear Land 1-10	2,000.00	17,340	100%		17,340	
Total Acres 9.67						Land Total	56,940

Dwelling Description

Replacement Cost New

Colonial	Two Story	1,056 Sqft	Grade B 100	Base	190,478
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	7,838
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1970	2005	TYPICAL	TYPICAL	Above Average	Typical	198,316	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	85%	100%	100%	168,569		
Outbuildings/Additions/Improvements						Value	
Description	Year	Units	Grade	RCN	Cond	Rcnld	
Wood Deck	1970	136	B 100	1,768	Avq+	1,503	
Frame Shed	2002	280	C 100	1,714	Avq.	1,543	
2,112 SFLA						Outbuilding Total	3,046
Acpt Land		56,900	Accepted Bldg		171,600	Total	228,500

WISCASSET
 Name: STINSON, W.L.

Valuation Report

09/13/2022

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STINSON, PRISCILLA

Map/Lot:

R02-027

Account: 232 Card: 1 of 2

Location:

467 WILLOW LANE

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B0594P0363
 Reference 2 R-02-027/00 0000000000
 Tran/Land/Bldg 9 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Base Homesite Value	36,000.00	72,000	100%		72,000
2.00	Acres-HS Size Adj	3,600.00	7,200	100%		7,200
9.00	Acres-Rear Land 1-10	2,000.00	18,000	100%		18,000
14.00	Acres-Rear Land 11-20	1,000.00	14,000	100%		14,000
74.40	R 20+-Rear 20+	500.00	37,200	100%		37,200
Total Acres 99.40						Land Total 148,400

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,848 Sqft	Grade C 105	Base	172,927
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	924 Sqft, Grade C	Basement Gar	2 CAR	Fin Bsmt	46,965
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,578
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,361
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	TYPICAL	TYPICAL	Average	Typical	228,831
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		75%	100% 100%	171,623

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1965	70	C 105	4,613	Avq.	75%	100%	100%	3,460
1.75 ST GARAGE..	1980	1260	C 100	88,011	Avq.	79%	80%	100%	55,623
Frame Shed	1980	400	D 100	2,105	Avq-	70%	100%	100%	1,474
Wood Deck	2002	370	C 100	3,924	Avq.	90%	100%	100%	3,532
1,918 SFLA									
Outbuilding Total									64,089

Acpt Land 148,400 **Accepted Bldg** 235,700 **Total** 384,100

WISCASSET
 Name: STINSON, W.L.

Valuation Report

09/13/2022

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STINSON, PRISCILLA

Map/Lot:

R02-027

Account: 232 Card: 2 of 2

Location:

467 WILLOW LANE

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B0594P0363
 Reference 2 R-02-027/00 0000000000
 Tran/Land/Bldg 9 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Dwelling Description				Replacement Cost New	
Conventional	One & 1/2 Story	744 Sqft	Grade C 105	Base	96,075
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout			Total	
Built	Renovated	Kitchens	Baths	Condition					
1900	0	TYPICAL	TYPICAL	Average	Typical			96,075	
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)		
None	None		65%	100%	100%		62,449		
Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1.75 ST SHED....	1900	377	D 100	2,432	Fair	42%	80%	100%	817
1,116 SFLA									
							Outbuilding Total	817	
Acpt Land			0	Accepted Bldg		63,300	Total		63,300

WISCASSET

Valuation Report

09/13/2022

Name: STINSON, W.L.

Page 283

STINSON, PRISCILLA

Map/Lot:

R02-027

Account: 232

Location:

467 WILLOW LANE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	148,400	235,700	384,100	148,400	235,700	384,100
2	0	63,300	63,300	0	63,300	63,300
TOTAL	148,400	299,000	447,400	148,400	299,000	447,400

Valuation Report

Map/Lot:

R02-028-A

Account: 233 Card: 1 of 1

Location:

451 WILLOW LANE

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/01/1997
 Sale Price 55,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B2442P0208
 Reference 2 R-02-028/A0 0000000000
 Tran/Land/Bldg 1 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.60	Acres-Rear Land 1-10	2,000.00	1,200	100%		1,200
Total Acres 1.60					Land Total	40,800

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1993	14X76	C 100	96,768	Avq.	63%	50%	100%	30,643
Frame Garage	1993	624	B 100	20,225	Avq.	85%	100%	100%	17,191
SLAB.....	1993	1064	C 100	2,660	Avq.	85%	100%	100%	2,261
Outbuilding Total									50,095

Acpt Land 40,800 **Accepted Bldg** 50,100 **Total** 90,900

WISCASSET
 Name: LEIGHTON, GARDNER M
 LEIGHTON, MARY L

Valuation Report

09/13/2022

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Account: 236 Card: 1 of 1

Map/Lot:
 Location:

R02-029-A
 419 WILLOW LANE

Neighborhood: RURAL WEST

Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B1145P0065
 Reference 2: R-02-029/A0 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600	
3.48	Acres-Rear Land 1-10	2,000.00	6,960	100%		6,960	
Total Acres 4.48						Land Total	46,560

Dwelling Description

Replacement Cost New

Ranch	One Story	1,232 Sqft	Grade C 105	Base	121,049
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1982	0	TYPICAL	TYPICAL	Above Average	Typical	121,049	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		89%	100%	100%	107,734

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2008	256	C 100	16,067	Avq.	92%	100%	100%	14,782
Frame Garage	1982	864	C 100	23,054	Avq.	80%	100%	100%	18,443
Frame Shed	1982	220	C 100	1,346	Avq.	80%	100%	100%	1,077
Frame Shed	1982	180	C 100	1,102	Avq.	80%	100%	100%	882
Canopy	1982	120	C 100	1,285	Avq.	80%	100%	100%	1,028
Canopy	1982	120	C 100	1,285	Avq.	80%	100%	100%	1,028
AB.GR. POOL.....	1982	1	C 100	1,000	Avq.	99%	100%	100%	990
Wood Deck	1982	616	C 100	6,433	Avq.	80%	100%	100%	5,146
1,488 SFLA									
Outbuilding Total									43,376

Acpt Land	46,600	Accepted Bldg	151,100	Total	197,700
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WISCASSET

Valuation Report

09/13/2022

Name: RUMRILL PRESERVATION GROUP

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C/O MAC CAPITAL PARTNERS, INC.

Map/Lot:

R02-029-B

Account: 2069 Card: 1 of 1

Location:

WILLOW LANE

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level

Utilities NoWater/NoSewer

Street Paved

Sale Data	
Sale Date	08/03/2005
Sale Price	56,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B3529P0128 (08/05)

Reference 2 R-02-029-B

Tran/Land/Bldg 6 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	50%	Access	18,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
16.00	R 20+-Rear 20+	500.00	8,000	100%		8,000
Total Acres 37.00					Land Total	59,600

Acpt Land	59,600	Accepted Bldg	0	Total	59,600
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Valuation Report

Map/Lot: R02-030

Account: 237 Card: 1 of 1

Location: 401 WILLOW LANE

Neighborhood: RURAL WEST
Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 01/01/1994
Sale Price: 125,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B1951P0161
Reference 2: R-02-030/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 6 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
2.67	Acres-Rear Land 1-10	2,000.00	5,340	100%		5,340
Total Acres 3.67						Land Total 44,940

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	864 Sqft	Grade C 105	Base	113,803
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	75% Forced Warm	Cooling	0% None	Heat	-1,812
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,386
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,361
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1975	0	TYPICAL	TYPICAL	Below Average	Typical	119,738	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		70%	100%	100%	83,817

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1975	600	C 100	17,040	Avg.	76%	100%	100%	12,950
1.25 ST SHED....	1975	555	C 100	3,608	Avg.	76%	100%	100%	2,742
1,296 SFLA									
Outbuilding Total									15,692

Acpt Land 44,900 **Accepted Bldg** 99,500 **Total** 144,400

Name: PIILANI, REUBEN L

Page 288

PIILANI, SHARON P

Map/Lot:

R02-031

Account: 238 Card: 1 of 1

Location:

387 WILLOW LANE

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 12/05/2016
Sale Price 69,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2208P0317
Reference 2 R-02-031/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Dwelling Description, Replacement Cost New, and Value. Rows include Other, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include LAYOUT, Outbuildings/Additions/Improvements, and a summary row for Acpt Land.

Acpt Land

43,700

Accepted Bldg

128,500 Total

172,200

WISCASSET
 Name: JAMES, ERNEST
 JAMES, MARTHA

Valuation Report

09/13/2022

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Map/Lot:

R02-031-A

Account: 239 Card: 1 of 1

Location:

377 WILLOW LANE

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1485P0092
 Reference 2 R-02-031/A0 0000000000
 Tran/Land/Bldg 1 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.84	Acres-Rear Land 1-10	2,000.00	1,680	100%		1,680
Total Acres 1.84					Land Total	41,280

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	0	720	C 100	19,774	Avq.	65%	100%	100%	12,853
14' Mobile Home	1984	14X66	D 100	64,627	Avq.	50%	50%	100%	16,157
Frame Shed	1980	84	D 100	442	Fair	57%	100%	100%	252
Wood Deck	2008	78	C 100	946	Avq.	92%	100%	100%	870
Wood Deck	2008	112	C 100	1,292	Avq.	92%	100%	100%	1,189
924 SFLA						Outbuilding Total			31,321
Acpt Land		41,300	Accepted Bldg		31,300	Total			72,600

Name: STONE, DEVIN M

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EVERETT, COURTNEY S

Map/Lot:

R02-032

Account: 240 Card: 1 of 1

Location:

365 WILLOW LANE

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 09/13/2019
Sale Price 157,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B1537P0258
Reference 2 R-02-032/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.88 Acres-HS Size Adj, and Total Acres 0.88.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1979, 0 TYPICAL, Average, Typical, 113,139.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, 81%, 100%, 100%, 91,643.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck, Frame Shed, 1,344 SFLA.

Acpt Land 39,200 Accepted Bldg 93,900 Total 133,100

WISCASSET

Valuation Report

09/13/2022

Name: RUMRILL PRESERVATION GROUP

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C/O MAC CAPITAL PARTNERS, INC.

Map/Lot:

R02-033

Account: 241 Card: 1 of 1

Location:

WILLOW LANE

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level

Utilities NoWater/NoSewer

Street Paved

Sale Data	
Sale Date	08/03/2005
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1 B1134P0139 B3529P0128 (08/05)

Reference 2 R-02-033/00 0000000000

Tran/Land/Bldg 6 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,000.00	20,000	50%	Topoqrphry	10,000
1.00	Acres-Rear Land 11-20	1,000.00	1,000	50%	Topoqrphry	500
Total Acres 11.00					Land Total	10,500

Acpt Land	10,500	Accepted Bldg	0	Total	10,500
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WISCASSET
 Name: CENTRAL MAINE POWER

Valuation Report

09/13/2022

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Map/Lot:

R02-033-A

Account: 2006 Card: 1 of 1

Location:

FOYE ROAD

Neighborhood RURAL WEST

Zoning/Use UTILITY ROW
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B0000P0000
 Reference 2 R-02-33/A
 Tran/Land/Bldg 1 3 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
45.00	Acres-Rear Land 1-10	2,000.00	90,000	100%		90,000	
Total Acres 45.00				Land Total		90,000	
Acpt Land		90,000	Accepted Bldg		0	Total	90,000

WISCASSET
 Name: LESLIE, SEAVER W
 LESLIE, ANNE CR

Valuation Report

09/13/2022

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Account: 242 Card: 1 of 2

Map/Lot: R02-034
 Location: 48 DICKINSON ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2530P0302 OPEN SPACE
 Reference 2 R-02-034/00 0000000000
 Tran/Land/Bldg 6 1 11
 FARM LAND 0 OPEN SPACE 1998
 Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	50%	Open Space	10,000	
10.00	Acres-Rear Land 11-20	1,000.00	10,000	50%	Open Space	5,000	
107.00	R 20+-Rear 20+	500.00	53,500	50%	Open Space	26,750	
Total Acres 128.00						Land Total	81,350

Dwelling Description

Replacement Cost New

Colonial	One & 3/4 Story	714 Sqft	Grade A 95	Base	142,119
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Wood Shingles	Roof	645
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	10	HEARTH			
Bedrooms	6	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	8,677
Attic	None			Attic	0
FirePlaces	2			Fireplace	8,679
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1780	0	TYPICAL	TYPICAL	Average	Typical	160,120
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	104,078

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	1780	396	D 100	30,786	Avq-	57%	100%	100%	17,548
1.5 Story/BSMT	1780	499	D 100	38,795	Avq-	57%	100%	100%	22,113
1 & 1/2 STORY FR	1780	435	D 100	29,580	Poor	25%	100%	100%	7,395
Open Frame Porch	1780	128	D 100	2,426	Avq-	57%	100%	100%	1,383
Frame Shed	1780	14	D 100	74	Avq-	57%	100%	100%	42
1.50 ST SHED....	1780	240	D 100	1,445	Avq-	57%	100%	100%	824
Frame Shed	1780	132	D 100	695	Avq-	57%	100%	100%	396
Swimming Pool	1780	1	C 100	5,779	Avq.	99%	100%	100%	5,721
1 ST BARN.....	1780	2772	B 100	74,833	Avq.	65%	100%	100%	48,641
3,244 SFLA									
Outbuilding Total									104,063

Acpt Land 81,400 **Accepted Bldg** 208,100 **Total** 289,500

WISCASSET

Valuation Report

09/13/2022

Name: LESLIE, SEAVER W

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LESLIE, ANNE CR

Map/Lot:

R02-034

Account: 242 Card: 2 of 2

Location:

48 DICKINSON ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL

Topography Level

Utilities Drilled WellSeptic System

Street Paved

Reference 1 B2530P0302

Reference 2 R-02-034/00 0000000000

Tran/Land/Bldg 6 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1.75 ST BARN....	1780	1196	C 100	58,012	Avg.	65%	50%	100%	18,854
GAR/SHED BSMT ..	1780	1196	C 100	7,176	Avg.	65%	100%	100%	4,664
1.50 ST BARN....	1780	1040	C 100	40,945	Avg.	65%	50%	100%	13,307
1 ST BARN.....	1780	960	C 100	24,411	Avg.	65%	50%	100%	7,934
Frame Shed	1780	140	D 100	737	Avg.	65%	100%	100%	479
Frame Shed	1780	240	D 100	1,263	Avg-	57%	100%	100%	720
Frame Shed	1780	150	D 100	789	Fair	42%	100%	100%	331
AV POLE SHED....	1780	600	D 100	2,601	Avg-	57%	100%	100%	1,483
3,244 SFLA									
						Outbuilding Total			47,772
Acpt Land			0	Accepted Bldg		47,800	Total		47,800

WISCASSET

Valuation Report

09/13/2022

Name: LESLIE, SEAVER W

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LESLIE, ANNE CR

Map/Lot:

R02-034

Account: 242

Location:

48 DICKINSON ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	81,400	208,100	289,500	81,400	208,100	289,500
2	0	47,800	47,800	0	47,800	47,800
TOTAL	81,400	255,900	337,300	81,400	255,900	337,300

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B1669P0329
Reference 2: R-02-034/A0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
6.25	Acres-Rear Land 11-20	1,000.00	6,250	100%		6,250	
Total Acres 17.25						Land Total	65,850

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	576 Sqft	Grade B 95	Base	77,392
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-3,128
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1800	0	TYPICAL	TYPICAL	Average	Typical	76,746			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		65%	100%	100%	49,885		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1800	630	B 95	43,196	Avq.	65%	100%	100%	28,077
Open Frame Porch	1800	128	B 95	3,082	Avq.	65%	100%	100%	2,003
Frame Shed	1800	240	B 95	1,604	Avq-	57%	100%	100%	914
1,494 SFLA									
Outbuilding Total									30,994

Acpt Land

65,900

Accepted Bldg

80,900

Total

146,800

WISCASSET

Valuation Report

09/13/2022

Name: LESLIE, JR., JOHN FREDERICK

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TRUSTEE OF JOHN F. LESLIE TRUST OF 2011

Map/Lot:

R02-034-B

Account: 244 Card: 1 of 1

Location:

DICKINSON ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL

Topography Level

Utilities NoWater/NoSewer

Street Paved

Reference 1 B1530P0064 B4463P0198

Reference 2 R-02-034/B0 0000000000

Tran/Land/Bldg 8 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
2.15	Acres-Rear Land 1-10	2,000.00	4,300	100%		4,300
Total Acres 3.15					Land Total	43,900

Accpt Land	43,900	Accepted Bldg	0	Total	43,900
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WISCASSET

Valuation Report

09/13/2022

Name: LESLIE, SEAVER W

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LESLIE, ANNE C R

Map/Lot:

R02-034-C

Account: 245 Card: 1 of 1

Location:

WILLOW LANE

Neighborhood RURAL WEST

Zoning/Use RURAL

Topography Level

Utilities NoWater/NoSewer

Street Paved

Reference 1 B1943P0062

Reference 2 R-02-034/C0 0000000000

Tran/Land/Bldg 8 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
5.40	Acres-Rear Land 1-10	2,000.00	10,800	100%		10,800
Total Acres 6.40					Land Total	50,400

Acpt Land

50,400

Accepted Bldg

0 Total

50,400

Valuation Report

Map/Lot:

R02-035

Account: 246 Card: 1 of 1

Location:

DICKINSON ROAD

Neighborhood RURAL WEST
 Tree Growth 2013
 Zoning/Use RURAL
 Topography Level
 Utilities
 Street Paved

Sale Data
 Sale Date 03/29/2012
 Sale Price 50,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B4508P0232
 Reference 2 R-02-035/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
2.00	Acres-Rear Land 1-10	2,000.00	4,000	100%		4,000
11.00	Acres-Mixed Wood	370.00	4,070	100%		4,070
14.00	Acres-Hardwood	241.00	3,374	100%		3,374
2.00	Acres-Wasteland	60.00	120	100%		120
Total Acres 30.00						51,164

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1.75 ST BARN.....	1920	999	D 100	42,466	Avq-	57%	50%	100%	12,103
1 ST BARN.....	0	555	D 100	13,178	Avq-	57%	50%	100%	3,756
Frame Shed	0	260	D 100	1,368	Poor	25%	25%	100%	86
Outbuilding Total									15,945
Acpt Land		51,200	Accepted Bldg		15,900	Total		67,100	

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B2588P0115 08/00
Reference 2 R-02-036/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
17.00	R 20+-Rear 20+	500.00	8,500	100%		8,500
Total Acres 38.00						Land Total 78,100

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	630 Sqft	Grade C 95	Base	77,340
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-4,088
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,850
Insulation	Minimal			Insulation	-1,487
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1848	0	TYPICAL	TYPICAL	Fair	Typical	76,615
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		42%	100% 100%	32,178

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST SHED....	1900	480	D 100	2,890	Avq-	57%	100%	100%	1,647
1 ST BARN.....	1900	1090	C 100	27,328	Fair	42%	60%	100%	6,887
1 ST BARN.....	1900	812	C 100	21,090	Fair	42%	60%	100%	5,315
1.75 ST BARN....	1900	1798	C 100	84,391	Fair	42%	60%	100%	21,266
Encl Frame Porch	2003	195	C 100	6,727	Avq.	90%	100%	100%	6,054
1,102 SFLA						Outbuilding Total			41,169

Acpt Land

78,100

Accepted Bldg

73,300

Total

151,400

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B2588P0115 08/00
Reference 2: R-02-036/00 0000000000
Tran/Land/Bldg: 1 1 2
FARM LAND: 0 OPEN SPACE 0
Exemption(s): Land Schedule 103

Dwelling Description				Replacement Cost New	
Double Wide	One Story	1,350 Sqft	Grade D 100	Base	77,601
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-12,365
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,649
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout			Total	
Built	Renovated	Kitchens	Baths	Condition					
2003	0	TYPICAL	TYPICAL	Average	Inadeq.			66,518	
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)		
None	None		90%	99%	100%		59,268		
Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	2003	195	D 100	5,785	Avq.	90%	100%	100%	5,207
1,350 SFLA							Outbuilding Total		5,207
Acpt Land			0	Accepted Bldg		64,500	Total		64,500

WISCASSET
Name: SUTTER, JOAN E

Valuation Report

09/13/2022

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Map/Lot:

R02-036

Account: 247

Location:

170 DICKINSON ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	78,100	73,300	151,400	78,100	73,300	151,400
2	0	64,500	64,500	0	64,500	64,500
TOTAL	78,100	137,800	215,900	78,100	137,800	215,900

WISCASSET
 Name: CROXFORD, LANCE

Valuation Report

09/13/2022

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Map/Lot:

R02-036-001

Account: 248 Card: 1 of 1

Location:

162 DICKINSON ROAD

Neighborhood RURAL WEST

Zoning/Use SHORE RES PROTEC
 Topography

Utilities NoWater/NoSewerNoWater/NoSewer

Street No Street

Reference 1 B0000P0000

Reference 2 R-02-036/01 0000000000

Tran/Land/Bldg 9 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
10' Mobile Home	1965	10X40	D 100	33,804	Poor	20%	50%	100%	3,380
Open Frame Porch	1965	40	D 100	894	Poor	33%	0%	100%	0
400 SFLA									
						Outbuilding Total			3,380
Acpt Land		0		Accepted Bldg		3,400	Total		3,400

WISCASSET

Valuation Report

09/13/2022

Name: BLEILE, EDWARD A J/T

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BLEILE, LINDA L

Map/Lot:

R02-037

Account: 249 Card: 1 of 1

Location:

DICKINSON ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level

Utilities NoWater/NoSewer

Street Paved

Sale Data	
Sale Date	03/16/2012
Sale Price	25,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1 B4503P0138

Reference 2 R-02-037/00 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Acres-Base Homesite Value	36,000.00	36,000	100%		0
0.00	Acres-HS Size Adj	3,600.00	3,600	60%	Topography	0
0.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		0
0.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		0
Total Acres 0.00					Land Total	0

Acpt Land

0

Accepted Bldg

0

Total

0

Name: MANSIR, DARRYL R

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MANSIR, BRIDGET L

Map/Lot:

R02-037-A

Account: 250 Card: 1 of 1

Location: 184 DICKINSON ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 02/25/2021
Sale Price: 60,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Related Parties

Reference 1: B0857P0018
Reference 2: R-02-037/A0 0000000000
Tran/Land/Bldg: 8 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value (36,000.00) and 0.92 Acres-HS Size Adj (3,312.00).

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Raised Ranch (85,554), Exterior (0), Dwelling Units (0), Foundation (0), Fin. Basement Area (0), Heating (0), Rooms (0), Bedrooms (0), Baths (0), Attic (0), FirePlaces (0), Insulation (0), Unfin. Living Area (0).

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1975, 0 TYPICAL, TYPICAL, Average, Typical, 85,554.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 79%, 100%, 100%, 67,588.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck (0), Frame Shed (447), Frame Shed (1,786), 960 SFLA (2,233).

Acpt Land 39,300 Accepted Bldg 69,800 Total 109,100

Name: JOYCE, BRENDAN C J/T

Page 306

LORD, SARAH A

Map/Lot:

R02-037-B

Account: 251 Card: 1 of 1

Location:

118 FOYE ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 05/30/2003
Sale Price 137,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3082P0286 (06/03)
Reference 2 R-02-037/B0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.72 Acres-HS Size Adj, and Total Acres 0.72.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Raised Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1975, 0 TYPICAL, TYPICAL, Average, Typical, 107,598.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 79%, 100%, 100%, 85,002.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include 1SFr Overhang, Wood Deck, Frame Shed, Frame Shed, 954 SFLA.

Acpt Land 38,600 Accepted Bldg 89,600 Total 128,200

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B1425P0288
Reference 2 R-02-037/C0 0000000000
Tran/Land/Bldg 1 1 2
FARM LAND 0 OPEN SPACE 0
Exemption(s) 52 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.00	Acres-Rear Land 1-10	2,000.00	2,000	100%		2,000
Total Acres 2.00						Land Total 41,600

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,568 Sqft	Grade D 100	Base	90,132
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry None	Basement	-13,404
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	TYPICAL	TYPICAL	Below Average	Typical	79,659
Functional Obsolescence						Value(Rcnd)
None						62,931

Description	Year	Units	Grade	Condition			Layout			Value Rcnd
				Phys. %	Func. %	Econ. %	Phy	Func	Econ	
Open Frame Porch	1999	56	D 100	1,172	Avq-	79%	100%	100%	926	
Frame Shed	1999	128	C 100	783	Avq.	88%	100%	100%	689	
Frame Garage	1999	240	B 100	10,165	Avq.	88%	100%	100%	8,945	
MH ST ADDITION..	1999	192	D 100	6,109	Avq.	88%	100%	100%	5,376	
Wood Deck	1999	240	C 100	2,598	Avq.	88%	100%	100%	2,286	
1,568 SFLA									Outbuilding Total 18,222	

Acpt Land

41,600

Accepted Bldg

81,200 **Total**

122,800

WISCASSET
 Name: SPEED, JEFFERY G
 SPEED, DEBRA A

Valuation Report

09/13/2022

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Account: 253 Card: 1 of 1

Map/Lot: R02-037-D
 Location: 194 DICKINSON ROAD

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 01/01/1996
 Sale Price: 88,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B2119P0042
 Reference 2: R-02-037/D0 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.76	Acres-Rear Land 1-10	2,000.00	1,520	100%		1,520
Total Acres 1.76						Land Total 41,120

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade B 95	Base	103,049
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	756 Sqft, Grade C	Basement Gar	None	Fin Bsmt	33,666
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1976	0	TYPICAL	TYPICAL	Average	Typical	139,197			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		80%	100% 100%	111,358			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
ONE STORY FRAME	1976	144	C 100	9,037	Avq.	77%	100%	100%	6,958
Frame Garage	1976	780	B 100	24,312	Avq.	77%	100%	100%	18,720
Open Frame Porch	1976	72	B 95	1,843	Avq.	80%	100%	100%	1,474
Wood Deck	2002	192	C 100	2,108	Avq.	90%	100%	100%	1,897
1,152 SFLA						Outbuilding Total			29,049
Acpt Land		41,100	Accepted Bldg		140,400	Total			181,500

Name: GABRIELE, MICHAEL J

GABRIELE, DORIS M

Map/Lot:

R02-037-E

Account: 254 Card: 1 of 1

Location:

88 FOYE ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B1072P0063
Reference 2 R-02-037/E0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Quantity, Unit, Material, Replacement Cost, Value. Rows include Conventional Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 1982, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Good, Layout Typical, Total 156,510.

Table with 11 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include ONE STORY FRAME, Finished Attic, 3/4S AD/GAR....., Open Frame Porch, Frame Shed, Wood Deck, 2S Frame Garage, and 2,436 SFLA.

Summary row: Acpt Land 43,600 Accepted Bldg 224,400 Total 268,000

WISCASSET
 Name: BLEILE, EDWARD A
 BLEILE, LINDA L

Valuation Report

09/13/2022

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Map/Lot:

R02-037-F

Account: 255 Card: 1 of 1

Location:

110 FOYE ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B1143P0237
 Reference 2: R-02-037/F0 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): 2 50 0 Land Schedule: 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
4.50	Acres-Rear Land 11-20	1,000.00	4,500	100%		4,500	
Total Acres 15.50						Land Total	64,100

Dwelling Description

Replacement Cost New

Colonial	Two Story	864 Sqft	Grade B 95	Base	148,054
Exterior	ALUM/VINYL	Masonry Trim	224Sqft	Trim	1,043
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTH	0
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	0	TYPICAL	TYPICAL	Average	Typical	149,097
Functional Obsolescence						Value(Rcnd)
None						122,260

Outbuildings/Additions/Improvements		Economic Obsolescence			Phys. %			Func. %			Econ. %			Total
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value					
1 Story/BASEMENT	1983	144	B 95	11,656	Avq.	82%	100%	100%	9,558					
Open Frame Porch	1983	160	B 95	3,790	Avq.	82%	100%	100%	3,108					
Frame Garage	1983	240	B 95	9,657	Avq.	82%	100%	100%	7,919					
Wood Deck	1983	360	C 100	3,822	Avq-	71%	100%	100%	2,714					
Wood Deck	1983	234	C 100	2,537	Avq-	71%	100%	100%	1,801					
Frame Shed	1983	96	D 100	506	Avq.	80%	100%	100%	405					
Frame Shed	1983	128	D 100	673	Avq.	80%	100%	100%	538					
Frame Shed	2001	144	D 100	758	Avq.	89%	100%	100%	675					
Frame Shed	1983	176	D 100	926	Avq.	80%	100%	100%	741					
1,872 SFLA									Outbuilding Total	27,459				

Acpt Land 64,100 **Accepted Bldg** 149,700 **Total** 213,800

Neighborhood: RURAL WEST
Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 06/06/2014
Sale Price: 89,800
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B4785P0193
Reference 2: R-02-037/G0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.44	Acres-Rear Land 1-10	2,000.00	880	100%		880
Total Acres 1.44					Land Total	40,480

Dwelling Description

Replacement Cost New

Ranch	One Story	1,312 Sqft	Grade C 105	Base	128,909
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1987	0	TYPICAL	TYPICAL	Average	Typical	128,909			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		84%	100% 100%	108,284			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	1987	192	C 105	2,213	Avq.	84%	100%	100%	1,859
Frame Shed	1999	192	C 100	1,175	Avq.	88%	100%	100%	1,034
Encl Frame Porch	2004	160	C 105	5,864	Avq.	91%	100%	100%	5,336
1,312 SFLA						Outbuilding Total			8,229
Acpt Land		40,500		Accepted Bldg		116,500		Total	157,000

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1316P0252
 Reference 2 R-02-037/H0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.72	Acres-Rear Land 1-10	2,000.00	1,440	100%		1,440
Total Acres 1.72					Land Total	41,040

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story CLAPBOARD 1 OTHER Units-0	896 Sqft Masonry Trim Roof Cover	Grade B 95 None Asphalt Shingles	Base Trim Roof	142,371 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTH	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,578
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1985	0	TYPICAL	TYPICAL	Average	Typical	150,431		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		
None		None		83%	100%	100%		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Wood Deck	1985	534	B 95	6,115	Avg.	83%	100%	100%
1,792 SFLA							Outbuilding Total	5,075

Acpt Land 41,000 **Accepted Bldg** 129,900 **Total** 170,900

WISCASSET
 Name: SULLIVAN, DARRYL
 MCCOY, NADINE D

Valuation Report

09/13/2022

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Account: 258 Card: 1 of 1

Map/Lot:
 Location:

R02-037-J
 122 FOYE ROAD

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 05/24/2021
 Sale Price: 300,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B2968P0303 12/02
 Reference 2: R-02-037/J0 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.04	Acres-Rear Land 1-10	2,000.00	2,080	100%		2,080
Total Acres 2.04					Land Total	41,680

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 95	Base	142,305
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,723
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1990	0	TYPICAL	TYPICAL	Average	Typical	146,028			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		85%	100% 100%	124,124			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
1 Story/BASEMENT	1990	140	B 95	11,333	Avq.	85%	100%	100%	9,633
1.50 ST GARAGE..	1990	576	B 95	37,765	Avq.	85%	100%	100%	32,100
Frame Shed	1990	100	B 95	669	Avq.	85%	100%	100%	569
Wood Deck	1990	100	B 95	1,279	Avq.	85%	100%	100%	1,087
1,904 SFLA						Outbuilding Total			43,389

Acpt Land 41,700 **Accepted Bldg** 167,500 **Total** 209,200

WISCASSET
 Name: KING, GARY J/T
 KING, JUNE

Valuation Report

09/13/2022

Page 314

Map/Lot: R02-038

Account: 259 Card: 1 of 1

Location: 196 FOYE ROAD

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 10/04/2013
 Sale Price: 30,000
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B4719P0201
 Reference 2: R-02-038/00 0000000000
 Tran/Land/Bldg: 1 1 15
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
12.70	Acres-Rear Land 11-20	1,000.00	12,700	100%		12,700
Total Acres 23.70						72,300

Dwelling Description

Replacement Cost New

Ranch	One Story	816 Sqft	Grade D 90	Base	59,101
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Foundation	Piers	Basement	None	Basement	-8,520
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,363
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2018	0	TYPICAL	TYPICAL	Average	Typical	47,218			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
Incomplete	None	92%	75%	100%	32,580				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2020	112	D 90	1,932	Avq.	92%	100%	100%	1,777
Wood Deck	2020	80	C 100	966	Avq.	92%	100%	100%	889
Frame Shed	2018	200	D 100	1,053	Fair	72%	100%	100%	758
Frame Shed	2018	360	D 100	1,895	Avq.	92%	100%	100%	1,743
Frame Shed	2021	240	D 100	1,263	Avq.	92%	100%	100%	1,162
Frame Shed	2021	160	D 100	842	Avq.	92%	100%	100%	775
Frame Shed	2021	80	D 100	421	Avq.	92%	100%	100%	387
816 SFLA									
Outbuilding Total									7,491

Acpt Land 72,300 **Accepted Bldg** 40,100 **Total** 112,400

Valuation Report

Map/Lot:

R02-038-A

Account: 261 Card: 1 of 1

Location:

186 FOYE ROAD

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 11/12/2010
 Sale Price: 41,000
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Other Non Valid

Reference 1: B4340P0300
 Reference 2: R-02-038/A0 0000000000
 Tran/Land/Bldg: 1 1 15
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
1.00	Acres-Rear Land 11-20	1,000.00	1,000	100%		1,000
Total Acres 12.00					Land Total	60,600

Acpt Land 60,600 **Accepted Bldg** 0 **Total** 60,600

Valuation Report

Map/Lot:

R02-038-B

Account: 263 Card: 1 of 1

Location:

280 FOYE ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 10/02/2014
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B4824P0001
Reference 2 R-02-038/B0 0000000000
Tran/Land/Bldg 6 1 2
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.01	Acres-Rear Land 1-10	2,000.00	20	100%		20
Total Acres 1.01						Land Total 39,620

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1979	14X56	D 100	56,815	Avq-	40%	50%	100%	11,363
MH ST ADDITION..	1979	120	D 100	3,818	Avq-	69%	100%	100%	2,634
Encl Frame Porch	1979	96	D 100	3,006	Avq-	69%	100%	100%	2,074
Wood Deck	1979	48	D 100	550	Avq-	69%	100%	100%	380
Open Frame Porch	1979	176	D 100	3,262	Avq-	69%	100%	100%	2,251
Frame Garage	1979	660	D 100	15,830	Avq.	78%	100%	100%	12,347
Frame Shed	2010	120	C 100	734	Avq.	92%	100%	100%	675
Frame Shed	2010	120	C 100	734	Avq.	92%	100%	100%	675
Frame Shed	2010	96	C 100	588	Avq.	92%	100%	100%	541
784 SFLA									Outbuilding Total 32,940

Accpt Land 39,600 **Accepted Bldg** 32,900 **Total** 72,500

Name: RENZI, PAUL D

JONES, RACHEL JUNE

Map/Lot:

R02-038-B1

Account: 264 Card: 1 of 1

Location:

292 FOYE ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 04/04/2018
Sale Price: 340,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B3197P0221 B4581P0091
Reference 2: R-02-038/B1 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Price/Unit, Grade, Replacement Cost New, Value. Rows include Colonial Exterior, Foundation, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes sub-table for Outbuildings/Additions/Improvements.

Acpt Land

57,600

Accepted Bldg

296,500

Total

354,100

WISCASSET
 Name: MORSE, PAUL D J/T
 MORSE, BETSY E

Valuation Report

09/13/2022

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Map/Lot:

R02-038-C

Account: 265 Card: 1 of 1

Location:

290 FOYE ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/01/1993
 Sale Price 40,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Renovations

Reference 1 B3163P0056 (10/03)
 Reference 2 R-02-038/C0 0000000000
 Tran/Land/Bldg 1 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
Total Acres 1.00						39,600

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,248 Sqft	Grade D 100	Base	71,737
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,430
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,524
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	TYPICAL	TYPICAL	Below Average	Typical	61,714
Functional Obsolescence						Value(Rcnld)
None						47,520

Outbuildings/Additions/Improvements				Percent Good			Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1994	96	D 100	506	Avq-	76%	100%	100%	385	
Wood Deck	1994	16	D 100	269	Avq.	86%	100%	100%	231	
Frame Garage	1994	864	C 100	23,054	Avq.	86%	100%	100%	19,826	
Wood Deck	1994	192	D 100	1,813	Avq-	77%	100%	100%	1,396	
1,248 SFLA									Outbuilding Total	21,838

Acpt Land 39,600 **Accepted Bldg** 69,400 **Total** 109,000

Valuation Report

Map/Lot:

R02-038-D

Account: 266 Card: 1 of 1

Location:

272 FOYE ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 11/22/2006
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B3845P0034
Reference 2 R-02-038/D0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600	
Total Acres 1.00						Land Total	39,600

Dwelling Description

Replacement Cost New

Conventional	Two Story	352 Sqft	Grade D 100	Base	43,165
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-1,719
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1981	0	TYPICAL	TYPICAL	Average	Typical	41,446	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		82%	70%	100%	23,790

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
1 Story/BASEMENT	1981	160	D 100	10,194	Avq.	82%	70%	100%	5,851
Encl Frame Porch	1981	96	D 100	3,006	Avq.	82%	70%	100%	1,725
Wood Deck	1981	32	D 100	409	Avq.	82%	70%	100%	234
864 SFLA						Outbuilding Total			7,810

Acpt Land 39,600 **Accepted Bldg** 31,600 **Total** 71,200

Valuation Report

Map/Lot:

R02-038-E

Account: 267 Card: 1 of 1

Location:

216 FOYE ROAD

Neighborhood: RURAL WEST
Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 06/24/2021
Sale Price: 120,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B1479P0283
Reference 2: R-02-038/E0 0000000000
Tran/Land/Bldg: 1 1 2
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600	
Total Acres 1.00						Land Total	39,600

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,296 Sqft	Grade D 100	Base	74,497
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,870
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total					
2008	0	TYPICAL	TYPICAL	Average	Typical	65,558					
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)					
Deferred Maintenance		None		92%	80% 100%	48,251					
Outbuildings/Additions/Improvements											
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld		
Wood Deck	1970	72	D 95	722	Avq-	65%	100%	100%	469		
Frame Shed	1970	96	D 100	506	Poor	36%	50%	100%	91		
1.50 ST BARN....	1999	1024	C 100	40,384	Avq-	78%	100%	100%	31,500		
Frame Shed	1980	208	C 95	1,209	Fair	57%	50%	100%	344		
1,296 SFLA											
Acpt Land						39,600	Accepted Bldg		80,700	Total	120,300

Name: CHERYL A. SMITH LIVING TRUST

FOLLAYTTER, CHERYL S.

Map/Lot:

R02-038-F

Account: 268 Card: 1 of 1

Location:

266 FOYE ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL

Topography Level

Utilities Drilled WellSeptic System

Street Paved

Sale Data

Sale Date 03/21/2018

Sale Price 157,000

Sale Type Land & Buildings

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Reference 1 B3426P0141 B4136P0236

Reference 2 R-02-038/F0 0000000000

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600	
Total Acres 1.00						Land Total	39,600

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,368 Sqft	Grade C 100	Base	128,011
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,569
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,408
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	2004	TYPICAL	TYPICAL	Average	Typical	116,850
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	84%	100%	100%	98,154	

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Encl Frame Porch	1988	64	C 100	2,450	Avq.	84%	100%	100%	2,058	
Frame Garage	1988	672	C 100	18,680	Avq.	84%	100%	100%	15,691	
ONE STORY FRAME	2004	126	C 100	7,908	Avq.	84%	100%	100%	6,643	
Wood Deck	2005	560	C 100	5,862	Avq.	84%	100%	100%	4,924	
1,494 SFLA									Outbuilding Total	29,316

Acpt Land	39,600	Accepted Bldg	127,500	Total	167,100
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Name: GUSTAFSON, MARY LOU (J/T)

Page 322

MERRY JR., JOHN G

Map/Lot:

R02-038-G

Account: 269 Card: 1 of 1

Location:

208 FOYE ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B2739P0315
Reference 2: R-02-038/G0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 0 50 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1988, 0, TYPICAL, TYPICAL, Average, Typical, 104,804.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnd). Rows include None, None, 84%, 100%, 100%, 88,035.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value, Rcnd. Rows include Wood Deck, AB.GR. POOL....., Frame Shed, 1,120 SFLA, and Outbuilding Total.

Accpt Land 40,200 Accepted Bldg 92,100 Total 132,300

WISCASSET

Valuation Report

09/13/2022

Name: RUMRILL PRESERVATION GROUP

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C/O MAC CAPITAL PARTNERS, INC.

Map/Lot:

R02-038-H

Account: 270 Card: 1 of 1

Location:

0 FOYE ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level

Utilities NoWater/NoSewer

Street Paved

Sale Data	
Sale Date	04/16/2004
Sale Price	7,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B3270P0155 (04/04)

Reference 2 R-02-038/H0 0000000000

Tran/Land/Bldg 6 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	15%	Access	5,400
0.46	Acres-HS Size Adj	3,600.00	1,656	100%		1,656
Total Acres 0.46					Land Total	7,056

Acpt Land	7,100	Accepted Bldg	0	Total	7,100
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Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 07/03/2017
Sale Price 139,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B1617P0140
Reference 2 R-02-038/H1 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.10	Acres-Rear Land 1-10	2,000.00	200	100%		200
Total Acres 1.10					Land Total	39,800

Dwelling Description

Replacement Cost New

Ranch	One Story	768 Sqft	Grade D 100	Base	60,568
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,034
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2015	0	TYPICAL	TYPICAL	Average	Typical	53,534
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		92%	100% 100%	49,251
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnd
Frame Shed	1997	288	C 100	1,763	Fair	1,181
CAPPED FOUNDATIO	2005	450	C 100	7,750	Avq.	7,052
Encl Frame Porch	2015	48	D 100	1,658	Avq.	1,525
Wood Deck	2015	72	D 100	760	Avq.	699
768 SFLA						
Outbuilding Total						10,457

Acpt Land

39,800

Accepted Bldg

59,700

Total

99,500

Neighborhood: RURAL WEST
Zoning/Use: RURAL
Topography: Level
Utilities: NoWater/NoSewer
Street: Paved

Sale Data
Sale Date: 12/30/2016
Sale Price: 60,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B2420P0087
Reference 2: R-02-038/J0
Tran/Land/Bldg: 1 1 2
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): 50 0 0 Land Schedule: 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.80	Acres-Rear Land 1-10	2,000.00	3,600	100%		3,600
Total Acres 2.80						Land Total: 43,200

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,456 Sqft	Grade D 100	Base	83,694
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,336
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,778
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	TYPICAL	TYPICAL	Below Average	Typical	71,511
Functional Obsolescence						Value(Rcnld)
None						55,779

Description	Year	Units	Grade	Condition			Layout			Value Rcnld
				RCN	Cond	Phy	Func	Econ		
Frame Shed	1997	80	D 100	421	Avq.	87%	100%	100%	366	
Frame Shed	1997	256	D 100	1,348	Avq.	87%	100%	100%	1,173	
Frame Shed	2005	752	B 100	5,292	Avq.	91%	100%	100%	4,816	
Wood Deck	1997	128	D 100	1,252	Avq-	78%	100%	100%	977	
Wood Deck	1997	40	D 100	480	Avq-	78%	100%	100%	374	
Frame Shed	1997	512	D 100	2,694	Avq-	78%	100%	100%	2,101	
Frame Shed	1997	560	D 100	2,947	Avq-	78%	100%	100%	2,299	
Frame Shed	1997	216	D 100	1,137	Avq-	78%	100%	100%	887	
Wood Deck	138	0	D 100	129	Avq-	78%	100%	100%	101	
1,456 SFLA									Outbuilding Total: 13,094	

Acpt Land 43,200 **Accepted Bldg** 68,900 **Total** 112,100

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 04/30/2020
 Sale Price 110,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3791P0071 B4629P0218
 Reference 2 R-2-38/K
 Tran/Land/Bldg 0 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.60	Acres-Rear Land 1-10	2,000.00	3,200	100%		3,200
Total Acres 2.60					Land Total	42,800

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	2006	14X70	C 100	90,504	Avq-	83%	50%	100%	37,446
Frame Shed	2006	96	C 100	588	Avq.	92%	100%	100%	541
SLAB.....	2006	980	D 100	2,107	Avq-	82%	100%	100%	1,728
Wood Deck	2010	64	C 100	803	Avq-	82%	100%	100%	658
Frame Shed	2016	288	D 100	1,516	Avq.	92%	100%	100%	1,395
980 SFLA						Outbuilding Total			41,768
Acpt Land		42,800	Accepted Bldg		41,800	Total			84,600

WISCASSET
 Name: NELSON, CAROL A

Valuation Report

09/13/2022

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Map/Lot:

R02-038-L

Location:

FOYE ROAD

Account: 2589 Card: 1 of 1

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 01/19/2016
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4218P0257 B4629P0219

Reference 2 R-02-038-L

Tran/Land/Bldg 0 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
2.40	Acres-Rear Land 1-10	2,000.00	4,800	100%		4,800
Total Acres 3.40					Land Total	44,400

Accpt Land 44,400 **Accepted Bldg** 0 **Total** 44,400

WISCASSET

Valuation Report

09/13/2022

Name: RUMRILL PRESERVATION GROUP

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C/O MAC CAPITAL PARTNERS, INC.

Map/Lot:

R02-039

Account: 272 Card: 1 of 1

Location:

FOYE ROAD

Neighborhood RURAL WEST

Zoning/Use SHORE STREAM PRO RU
Topography Level
Utilities NoWater/NoSewer
Street Paved

Sale Data
Sale Date 04/25/2003
Sale Price 55,500
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3043P0298 (04/03)
Reference 2 R-02-039/00 0000000000
Tran/Land/Bldg 6 1 15
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, Acres-Rear Land 11-20, R 20+-Rear 20+, and Land Total.

Acpt Land 69,400 Accepted Bldg 0 Total 69,400

Neighborhood: RURAL WEST
Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 07/18/2018
Sale Price: 176,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B1142P0046
Reference 2: R-02-040/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.61	Acres-Rear Land 1-10	2,000.00	1,220	100%		1,220
Total Acres 1.61					Land Total	40,820

Dwelling Description

Replacement Cost New

Colonial	One & 3/4 Story	1,008 Sqft	Grade B 95	Base	156,536
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,723
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1985	0	TYPICAL	TYPICAL	Average	Typical	160,259			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		83%	100% 100%	133,015			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1985	240	B 95	2,839	Avq.	83%	100%	100%	2,356
1.75 ST GARAGE..	1985	576	C 100	40,234	Avq.	81%	100%	100%	32,590
Encl Frame Porch	2003	200	C 100	6,890	Avq.	90%	100%	100%	6,201
Frame Shed	2010	80	D 95	400	Avq-	82%	100%	100%	328
Frame Shed	1995	84	D 90	398	Avq-	77%	100%	100%	306
1,764 SFLA	Outbuilding Total								41,781
Acpt Land		40,800	Accepted Bldg		174,800	Total		215,600	

Neighborhood: RURAL WEST
Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 01/06/2011
Sale Price: 94,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B4363P0107
Reference 2: R-02-041/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 0 50 0 Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.19	Acres-Rear Land 1-10	2,000.00	380	100%		380
Total Acres 1.19					Land Total	39,980

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,176 Sqft	Grade C 105	Base		115,547
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Slab	Basement	None	Basement		-13,151
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	100% None	Heat		0
Rooms	5	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		3,578
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1998	0	TYPICAL	TYPICAL	Average	Typical	105,974				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	88%	100%	100%	93,257					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Frame Shed	1998	144	D 100	758	Fair	67%	100%	100%	508	
Wood Deck	2001	120	C 105	1,443	Avq.	88%	100%	100%	1,270	
1SFr Overhang	1998	8	C 105	527	Avq.	88%	100%	100%	464	
Frame Garage	2016	784	D 100	18,260	Avq.	92%	100%	100%	16,799	
Open Frame Porch	2021	240	C 105	5,343	Avq.	92%	100%	100%	4,916	
Canopy	2021	280	D 100	2,488	Avq.	92%	100%	100%	2,289	
1,184 SFLA										
						Outbuilding Total		26,246		
Acpt Land		40,000		Accepted Bldg		119,500		Total		159,500

Name: MUNSON, JAMES A

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MUNSON, LORI L

Map/Lot:

R02-042

Account: 275 Card: 1 of 1

Location: 46 OLD DRESDEN ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 10/27/2017
Sale Price 49,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4018P0236
Reference 2 R-02-042/00 0000000000
Tran/Land/Bldg 1 1 2
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value and Acres-HS Size Adj.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Includes items like 14' Mobile Home, Wood Deck, Frame Shed, and 980 SFLA.

Accpt Land 39,300 Accepted Bldg 20,100 Total 59,400

Name: MUNSON, JAMES A (J/T)

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MUNSON, LORI LYNN

Map/Lot:

R02-042-B

Account: 277 Card: 1 of 1

Location: 64 OLD DRESDEN ROAD

Neighborhood: RURAL WEST

Zoning/Use: SHORE STREAM PRO RU
Topography: Rolling
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B2551P0156 03/00
Reference 2: R-02-042/B0 0000000000
Tran/Land/Bldg: 6 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Price/Unit, Grade, Replacement Cost New, Value. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcld).

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcld. Rows include Encl Frame Porch, Wood Deck, 2 STORY GARAGE, AB.GR. POOL....., Frame Garage, Open Frame Porch, 1,152 SFLA.

Summary row: Acpt Land 42,400 Accepted Bldg 174,700 Total 217,100

Neighborhood RURAL WEST

Zoning/Use SHORE STREAM PRO RU
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B2061P0349 B3676P0193
Reference 2 R-02-042/C0 2078826491
Tran/Land/Bldg 1 1 2
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
8.00	Acres-Rear Land 1-10	2,000.00	16,000	100%		16,000
Total Acres 9.00						Land Total 55,600

Dwelling Description

Replacement Cost New

Double Wide	One Story	924 Sqft	Grade D 100	Base	53,113
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,463
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	0	TYPICAL	TYPICAL	Fair	Typical	47,581			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)				
None	None	58%	100%	100%	27,597				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Shed	1975	490	D 100	2,579	Avq-	67%	100%	100%	1,728
Frame Shed	1975	170	D 100	894	Avq-	67%	100%	100%	599
Frame Shed	1975	648	D 100	3,411	Avq-	67%	100%	100%	2,285
Encl Frame Porch	1975	176	D 100	5,252	Fair	55%	100%	100%	2,889
924 SFLA									Outbuilding Total 7,501

Acpt Land

55,600

Accepted Bldg

35,100

Total

90,700

WISCASSET
 Name: CRONK, JR., WILFORD S.
 CRONK, DENISE P

Valuation Report

09/13/2022

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Account: 279 Card: 1 of 1

Map/Lot: R02-043
 Location: 94 OLD DRESDEN ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2353P0322
 Reference 2 R-02-043/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
3.00	Acres-Rear Land 1-10	2,000.00	6,000	100%		6,000
Total Acres 4.00						Land Total 45,600

Dwelling Description

Replacement Cost New

Ranch	One Story	1,296 Sqft	Grade C 105	Base	124,790
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,493
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,578
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	0	TYPICAL	TYPICAL	Average	Typical	113,875
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		82%	100% 100%	93,377

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.75 ST GARAGE..	1983	840	B 105	70,849	Avg.	80%	100%	100%	56,679
Wood Deck	2013	200	C 100	2,190	Avg.	92%	100%	100%	2,015
1,296 SFLA									
Outbuilding Total									58,694

Acpt Land 45,600 **Accepted Bldg** 152,100 **Total** 197,700

WISCASSET
 Name: BAILEY, JACQUELINE C

Valuation Report

09/13/2022

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Map/Lot:

R02-043-A

Account: 280 Card: 1 of 1

Location: 108 OLD DRESDEN ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B1085P0252
 Reference 2: R-02-043/A0 2078827892
 Tran/Land/Bldg: 1 1 2
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
20.00	R 20+-Rear 20+	500.00	10,000	100%		10,000
Total Acres 41.00						
						Land Total
						79,600

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	0	112	D 100	589	Poor	25%	100%	100%	147
Frame Shed	0	340	D 100	1,790	Poor	25%	100%	100%	448
Frame Shed	0	240	D 100	1,263	Poor	25%	100%	100%	316
Frame Shed	0	64	D 100	337	Poor	25%	100%	100%	84
Wood Deck	1999	128	C 100	1,456	Avq.	88%	100%	100%	1,281
14' Mobile Home	1989	14X72	C 100	92,592	Avq-	45%	50%	100%	20,602
1,008 SFLA									
									Outbuilding Total
									22,878

Acpt Land	79,600	Accepted Bldg	22,900	Total	102,500
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Name: THAYER, REBECCA A

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THAYER, COLTON W

Map/Lot:

R02-043-B

Account: 281 Card: 1 of 1

Location: 118 OLD DRESDEN ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 01/18/2022
Sale Price: 225,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B1728P0357
Reference 2: R-02-043/B0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include ONE STORY FRAME, Open Frame Porch, Wood Deck, Frame Shed, Frame Shed, 1,232 SFLA.

Acpt Land 40,600 Accepted Bldg 105,600 Total 146,200

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Swampy
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 06/01/1996
 Sale Price: 55,000
 Sale Type: Mobile Home
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B2536P0945
 Reference 2: R-02-044/00 0000000000
 Tran/Land/Bldg: 1 1 2
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
2.57	Acres-Rear Land 1-10	2,000.00	5,140	100%		5,140
1.00	Acres-Wasteland	60.00	60	100%		60
Total Acres 4.57						Land Total 44,800

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1 & 1/2 STORY FR	0	380	D 100	25,840	Fair	42%	100%	100%	10,853
Frame Shed	0	350	D 100	1,842	Avq.	65%	100%	100%	1,197
Frame Shed	0	40	C 100	245	Avq.	65%	100%	100%	159
14' Mobile Home	1984	14X67	D 100	65,408	Avq-	40%	50%	100%	13,082
Frame Garage	2011	896	C 100	23,783	Avq.	92%	100%	100%	21,880
Outbuilding Total									47,171

Acpt Land 44,800 **Accepted Bldg** 47,200 **Total** 92,000

Valuation Report

Map/Lot:

R02-044-A

Account: 283 Card: 1 of 1

Location:

124 OLD DRESDEN ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 04/17/2013
 Sale Price 74,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4652P0182
 Reference 2 R-02-044/A0 00000000000
 Tran/Land/Bldg 1 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600	
Total Acres 1.00						Land Total	39,600

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
						Phy	Func	Econ		
14' Mobile Home	1985	14X66	C 100	86,328	Avq-	40%	50%	100%	17,266	
Wood Deck	1985	275	C 100	2,955	Avq-	40%	50%	100%	591	
MH ST ADDITION..	1985	320	C 100	11,840	Avq-	40%	50%	100%	2,368	
Frame Garage	1985	528	C 100	15,400	Avq.	81%	100%	100%	12,474	
924 SFLA									Outbuilding Total	32,699

Acpt Land 39,600 **Accepted Bldg** 32,700 **Total** 72,300

Valuation Report

Account: 284 Card: 1 of 1

Location: 130 OLD DRESDEN ROAD

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 09/01/1994
 Sale Price: 60,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B2095P0144 B4686P0105
 Reference 2: R-02-044/B0 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600	
Total Acres 1.00						Land Total	39,600

Dwelling Description

Replacement Cost New

Ranch	One Story	975 Sqft	Grade C 95	Base	86,674
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	None	Basement	-9,865
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	TYPICAL	TYPICAL	Below Average	Typical	76,809
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						46,853
None						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN		Percent Good			Value Rcnld
				Cond	Phy	Func	Econ		
ONE STORY FRAME	1950	176	C 95	10,494	Avq-	61%	100%	100%	6,401
Wood Deck	1950	335	C 95	3,389	Avq-	61%	100%	100%	2,067
Wood Deck	1950	48	C 95	608	Avq-	61%	100%	100%	371
Frame Shed	1950	96	D 100	506	Fair	42%	0%	100%	0
1,151 SFLA									
Outbuilding Total									8,839

Acpt Land 39,600 **Accepted Bldg** 55,700 **Total** 95,300

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2025P0329 B4338P0299
 Reference 2 R-02-044/D0 0000000000
 Tran/Land/Bldg 1 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.33	Acres-Rear Land 1-10	2,000.00	2,660	100%		2,660
Total Acres 2.33						Land Total 42,260

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1990	14X56	C 100	75,888	Avq-	47%	50%	100%	17,739
MH ST ADDITION..	1990	172	C 100	6,364	Avq-	47%	50%	100%	1,488
Frame Shed	1990	144	C 100	881	Avq.	84%	100%	100%	740
Wood Deck	2017	80	D 100	831	Avq.	92%	100%	100%	765
Open Frame Porch	2017	104	D 100	2,008	Avq.	92%	100%	100%	1,847
Unfinished Attic	2017	254	E 100	819	Avq.	92%	80%	100%	602
Encl Frame Porch	2017	254	E 100	6,404	Avq.	92%	80%	100%	4,714
784 SFLA						Outbuilding Total			27,895

Acpt Land	42,300	Accepted Bldg	27,900	Total	70,200
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Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 12/07/2012
Sale Price 125,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1 B4608P0279
Reference 2 R-02-045/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.36	Acres-Rear Land 1-10	2,000.00	2,720	100%		2,720
Total Acres 2.36					Land Total	42,320

Dwelling Description

Replacement Cost New

Double Wide	One & 1/2 Story	1,050 Sqft	Grade C 90	Base	87,165
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-2,348
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,067
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Average	Typical	87,884
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						Value
None						
80%						70,307

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1 Story/BASEMENT	1977	312	C 90	20,804	Avq.	77%	100%	100%	16,019
1 Story/BASEMENT	1977	252	C 90	16,804	Avq.	77%	100%	100%	12,939
Frame Garage	1982	720	C 90	17,796	Avq.	80%	100%	100%	14,237
Patio	1977	96	C 100	884	Avq.	77%	100%	100%	681
ONE STORY FRAME	1977	128	C 90	7,230	Avq.	77%	100%	100%	5,567
Open Frame Porch	1977	24	C 90	644	Avq.	77%	100%	100%	496
Frame Shed	2001	120	C 100	734	Avq.	89%	100%	100%	653
2,267 SFLA									50,592

Acpt Land 42,300 Accepted Bldg 120,900 Total 163,200

WISCASSET

Valuation Report

09/13/2022

Name: BOYKIN, ROSEANNE M. & ROGER W. BOYKIN,
MCCARTY, RACHEL L. & BOYKIN JR., ROGER

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Map/Lot:

R02-046

Account: 288 Card: 1 of 1

Location:

168 OLD DRESDEN ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 11/19/2012
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B0855P0111B4595P0196

Reference 2 R-02-046/00 0000000000

Tran/Land/Bldg 1 1 3

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
4.00	Acres-Rear Land 11-20	1,000.00	4,000	100%		4,000
Total Acres 15.00			Land Total			63,600

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12' Mobile Home	1965	14X56	D 100	56,815	Fair	30%	50%	100%	8,522
Wood Deck	1965	84	D 100	866	Fair	30%	100%	100%	260
784 SFLA						Outbuilding Total			8,782

Acpt Land

63,600

Accepted Bldg

8,800

Total

72,400

Name: KILBORN, KEVIN

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KILBORN, PAMELA

Map/Lot:

R02-048

Account: 290 Card: 1 of 1

Location: 176 OLD DRESDEN ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL

Topography Level

Utilities Drilled WellSeptic System

Street Paved

Sale Data

Sale Date 01/20/2022

Sale Price 280,000

Sale Type Land & Buildings

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Reference 1 B4160P0076

Reference 2 R-02-048/00 0000000000

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.75	Acres-Rear Land 1-10	2,000.00	3,500	100%		3,500
Total Acres 2.75						Land Total 43,100

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 105	Base	96,210
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	3,744
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	99,954
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						78,964
None						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
Wood Deck	1975	160	C 105	1,871	Avq.	79%	100%	100%	1,478
Frame Shed	1975	63	C 100	386	Avq-	67%	100%	100%	259
Frame Shed	1975	144	C 100	881	Avq.	76%	100%	100%	670
Frame Shed	1975	80	C 100	490	Avq.	76%	100%	100%	372
Frame Garaqe	1975	624	C 100	17,587	Avq.	76%	100%	100%	13,366
960 SFLA									16,145

Outbuilding Total 16,145

Acpt Land 43,100 **Accepted Bldg** 95,100 **Total** 138,200

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 11/16/2001
 Sale Price 29,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B2763P0268 B4591P0085 B4640P0081

Reference 2 R-02-049/00 0000000000

Tran/Land/Bldg 1 1 2

FARM LAND 0 OPEN SPACE 0

Exemption(s) 0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
Total Acres 11.00						Land Total	59,600

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
16' Mobile Home	2002	16X76	D 100	83,722	Avq-	74%	100%	100%	61,745
Wood Deck	2003	100	C 100	1,170	Avq.	90%	100%	100%	1,053
Frame Shed	2003	196	C 100	1,200	Avq.	90%	100%	100%	1,080
Outbuilding Total									63,878

Acpt Land 59,600 **Accepted Bldg** 63,900 **Total** 123,500

WISCASSET
 Name: JONES, ROBERT G. & WILLIAM N.

Valuation Report

09/13/2022

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Map/Lot:

R02-052

Account: 2226 Card: 1 of 1

Location:

OLD DRESDEN ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B2269P0059 (DRESDEN BK/PG)

Reference 2 R-02-052

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
2.90	Acres-Rear Land 11-20	1,000.00	2,900	100%		2,900
Total Acres 12.90					Land Total	22,900

Acpt Land	22,900	Accepted Bldg	0	Total	22,900
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Name: GREEN POINT LAND MANAGEMENT, LLC.

Map/Lot:

R02-053

Account: 2227 Card: 1 of 1

Location:

DRESDEN LINE

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level

Utilities NoWater/NoSewer

Street No Street

Sale Data	
Sale Date	05/09/2016
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1 B2420P0044 (DRESDEN BK/PG)

Reference 2 R-02-053

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
3.00	Acres-Rear Land 11-20	1,000.00	3,000	100%		3,000
Total Acres 13.00					Land Total	23,000

Acpt Land	23,000	Accepted Bldg	0	Total	23,000
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WISCASSET

Valuation Report

09/13/2022

Name: STOLTZ, THOMAS

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STOLTZ, NANCY N

Map/Lot:

R02-054

Account: 2228 Card: 1 of 1

Location:

DRESDEN LINE

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level

Utilities NoWater/NoSewer

Street Paved

Sale Data	
Sale Date	11/30/2015
Sale Price	3,000
Sale Type	Land Only
Financing	Unknown
Verified	Agent
Validity	Arms Length Sale

Reference 1 B1876P0291 (DRESDEN BK/PG)

Reference 2 R-02-054

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.30	Acres-Rear Land 1-10	2,000.00	2,600	100%		2,600
Total Acres 1.30				Land Total		2,600

Acpt Land	2,600	Accepted Bldg	0	Total	2,600
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WISCASSET

Valuation Report

09/13/2022

Name: WARD, GREGORY W

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WARD, KATHLEEN I

Map/Lot:

R02-056

Account: 2231 Card: 1 of 1

Location:

INDIAN ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL

Topography Level

Utilities Drilled WellSeptic System

Street Paved

Reference 1 B1375P0022 (DRESDEN BK/PG)

Reference 2 R-02-056

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.10	Acres-Rear Land 1-10	2,000.00	2,200	100%		2,200
Total Acres 1.10				Land Total		2,200

Acpt Land	2,200	Accepted Bldg	0	Total	2,200
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WISCASSET
 Name: KNIGHT, JEREMY D

Valuation Report

09/13/2022

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Map/Lot:
 Location:

R02-057
 INDIAN ROAD

Account: 2232 Card: 1 of 1

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 09/24/2018
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B0921P0008 (DRESDEN BK/PG)
 Reference 2 R-02-057
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.50	Acres-Rear Land 1-10	2,000.00	3,000	100%		3,000	
Total Acres 1.50				Land Total		3,000	
Acpt Land		3,000	Accepted Bldg		0	Total	
						3,000	

Name: WHITE, KENNETH J

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WHITE, DEBORAH

Map/Lot:

R02-058

Account: 2233 Card: 1 of 1

Location: 506 INDIAN ROAD(DRESDEN)

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Above Street
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B1439P0153 (DRESDEN BK/PG)
Reference 2: R-02-058
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 25 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Row 1: 3.20, Acres-Rear Land 1-10, 2,000.00, 6,400, 100%, 6,400. Row 2: Total Acres 3.20, Land Total, 6,400.

Dwelling Description

Replacement Cost New

Table with columns: Description, Details, Replacement Cost. Rows include: Other (Two Story, 612 Sqft, Grade B 95, Base 87,520), Exterior (CLAPBOARD, Masonry Trim, None, Trim 0), Dwelling Units (1 OTHER Units-0, Roof Cover, Asphalt Shingles, Roof 0), Foundation (Concrete, Basement, Dry Full Bmt, Basement 0), Fin. Basement Area (None, Basement Gar, None, Fin Bsmt 0), Heating (100% Hot Water BB, Cooling, 0% None, Heat 0), Rooms (5, HEARTH, HEARTH 0), Bedrooms (2, Add Fixtures, 0), Baths (1, Half Baths, 1, Plumbing 2,482), Attic (None, Attic 0), FirePlaces (0, Fireplace 0), Insulation (Full, Insulation 0), Unfin. Living Area (NONE, Unfinished 0).

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Row 1: 1988, 0, TYPICAL, TYPICAL, Average, Typical, 90,002. Row 2: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Row 3: None, None, 84%, 100%, 100%, 75,602.

Outbuildings/ Additions/ Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include: Wood Deck (1988, 336, C 100, 3,577, Avq., 83%, 100%, 100%, 2,969), Encl Frame Porch (2002, 144, C 110, 5,568, Avq., 90%, 90%, 100%, 4,510), Frame Garage (2002, 840, C 110, 24,758, Avq., 90%, 100%, 100%, 22,282), 1 Story/BASEMENT (1988, 408, C 110, 33,252, Avq., 83%, 100%, 100%, 27,599), 1,632 SFLA, Outbuilding Total 57,360.

Summary row: Acpt Land 6,400 Accepted Bldg 133,000 Total 139,400

WISCASSET
Name: BRYER, DAVID P

Valuation Report

09/13/2022

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Map/Lot:

R02-059

Account: 2234 Card: 1 of 1

Location: 532 INDIAN ROAD (DRESDEN)

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B2871P0151

Reference 2 R-02-059

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-Rear Land 1-10	2,000.00	1,800	100%	Restrictio	1,800
Total Acres 0.90				Land Total		1,800
Acpt Land		1,800	Accepted Bldg	0	Total	1,800

Name: COOK, DANNY G

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COOK, CAROLYN M J/T

Map/Lot:

R03-001

Account: 293 Card: 1 of 2

Location: 159 OLD DRESDEN ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities NoWater/NoSewer
Street Paved

Sale Data
Sale Date 09/15/2012
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B3938P0309 B4570P0221
Reference 2 R-03-001/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes rows for Deferred Maintenance, Outbuildings/Additions/Improvements, and Summary Totals.

Acpt Land

53,400

Accepted Bldg

5,900

Total

59,300

WISCASSET

Valuation Report

09/13/2022

Name: COOK, DANNY G

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COOK, CAROLYN M J/T

Map/Lot:

R03-001

Account: 293 Card: 2 of 2

Location: 159 OLD DRESDEN ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 09/15/2012
Sale Price: 0
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Related Parties

Reference 1: B3938P0309 B4570P0221
Reference 2: R-03-001/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 103

Table with 2 main columns: Dwelling Description and Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Table with 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Outbuildings/ Additions/ Improvements with Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, and Value Rcnld.

Acpt Land 0 Accepted Bldg 182,700 Total 182,700

WISCASSET

Valuation Report

09/13/2022

Name: COOK, DANNY G

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COOK, CAROLYN M J/T

Map/Lot:

R03-001

Account: 293

Location:

159 OLD DRESDEN ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	53,400	5,900	59,300	53,400	5,900	59,300
2	0	182,700	182,700	0	182,700	182,700
TOTAL	53,400	188,600	242,000	53,400	188,600	242,000

Neighborhood RURAL WEST

Sale Data

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Date 03/11/2019
Sale Price 152,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3696P0015
Reference 2 R-03-001/A0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Built 1967, Functional Obsolescence None, Economic Obsolescence None, Phys. % 76%, Func. % 100%, Econ. % 100%, Value(Rcnld) 68,272.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Encl Frame Porch, Frame Garage, 960 SFLA, and Outbuilding Total.

Acpt Land 40,400 Accepted Bldg 78,500 Total 118,900

WISCASSET
 Name: PONZIANI, CHRISTOPHER R
 ERBES, JAYDE E
 Account: 294 Card: 2 of 2

Valuation Report

09/13/2022

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Map/Lot: R03-001-A
 Location: 177 OLD DRESDEN ROAD

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 03/11/2019
 Sale Price: 152,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B2512P0251
 Reference 2: R-03-001/A0 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
ONE STORY FRAME	1980	96	D 100	5,182	Avg.	79%	100%	100%	4,094
Frame Shed	1967	160	D 100	842	Avg-	64%	100%	100%	539
ONE STORY FRAME	1967	672	D 100	36,270	Avg.	72%	100%	100%	26,114
1,728 SFLA						Outbuilding Total			30,747
Accpt Land		0		Accepted Bldg		30,700		Total	30,700

WISCASSET

Valuation Report

09/13/2022

Name: PONZIANI, CHRISTOPHER R

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ERBES, JAYDE E

Map/Lot:

R03-001-A

Account: 294

Location:

177 OLD DRESDEN ROAD

		Calculated			Correlated	
Card	Land	Building	Calc. Total	Land	Building	Total
1	40,400	78,500	118,900	40,400	78,500	118,900
2	0	30,700	30,700	0	30,700	30,700
TOTAL	40,400	109,200	149,600	40,400	109,200	149,600

WISCASSET
Name: LINCOLN, KRISTY D

Valuation Report

09/13/2022

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Map/Lot: R03-001-B

Account: 295 Card: 1 of 1

Location: 193 OLD DRESDEN ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 02/01/2001
Sale Price 55,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B2642P0169
Reference 2 R-03-001/B0 0000000000
Tran/Land/Bldg 1 1 2
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.39	Acres-Rear Land 1-10	2,000.00	2,780	100%		2,780
Total Acres 2.39					Land Total	42,380

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1988	14X66	C 100	86,328	Avq-	42%	50%	100%	18,237
Wood Deck	1988	240	D 100	2,234	Fair	62%	100%	100%	1,385
924 SFLA						Outbuilding Total			19,622

Accpt Land	42,400	Accepted Bldg	19,600	Total	62,000
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WISCASSET

Valuation Report

09/13/2022

Name: SPRINGER, MALCOLM M

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SPRINGER, LYNDA L

Map/Lot:

R03-001-C

Account: 296 Card: 1 of 1

Location: 165 OLD DRESDEN ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B0990P0196
Reference 2 R-03-001/CO 0000000000
Tran/Land/Bldg 9 1 2
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, and Acres-Rear Land 1-10.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Lists various structures like Mobile Home, ST SHED, BARN, and Deck.

Acpt Land 41,600 Accepted Bldg 51,500 Total 93,100

Name: GUSTAFSON, III, BENHARD G.

Map/Lot:

R03-001-D

Account: 297 Card: 1 of 1

Location:

183 OLD DRESDEN ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Rolling
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B1099P0194
Reference 2: R-03-001/D0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Other, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area, and Unfinished.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1983, 0 TYPICAL, TYPICAL, Above Average, Typical, 102,161, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld), 90,923.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include 1SFr Overhang, Wood Deck, Frame Shed, Unfin Basement, Open Frame Porch, 2 STORY GARAGE, Open Frame Porch, ONE STORY FRAME, Wood Deck, 1,781 SFLA, and Outbuilding Total.

Acpt Land

51,600

Accepted Bldg

166,700 Total

218,300

Name: SCHMAL, DOUGLAS

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SCHMAL, SHELLEY S

Map/Lot:

R03-001-E

Account: 298 Card: 1 of 1

Location: 197 OLD DRESDEN ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B2642P0165
Reference 2: R-03-001/E0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Log, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area. Rows describe building details and their replacement costs.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows show condition metrics and total value.

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows list outbuildings like Wood Deck, Frame Shed, AB.GR. POOL, and their values.

Summary row: Acpt Land 42,900 Accepted Bldg 150,800 Total 193,700

Name: DECOSTA, MITCHELL C

DECOSTA, MARISSA L

Map/Lot:

R03-001-F

Account: 2235 Card: 1 of 1

Location: 219 OLD DRESDEN ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 12/14/2018
Sale Price: 25,600
Sale Type: Land Only
Financing: Unknown
Verified: Public Record
Validity: Related Parties

Reference 1: B3385P0183 (10/04)
Reference 2: R-03-001/F
Tran/Land/Bldg: 6 1 15
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Quantity, Grade/Type, Replacement Item, Value. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, and Outbuildings/Improvements.

Acpt Land 25,600 Accepted Bldg 138,900 Total 164,500

WISCASSET
 Name: GAGNE, DANA T
 GAGNE, RUTH E

Valuation Report

09/13/2022

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Map/Lot:

R03-002

Account: 299 Card: 1 of 1

Location:

0 GIBBS ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities NoWater/NoSewer
 Street No Street

Reference 1 B0919P0148
 Reference 2 R-03-002/00 0000000000

Tran/Land/Bldg 6 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
30.00	R 20+-Rear 20+	500.00	15,000	50%	Topography	7,500
Total Acres 50.00					Land Total	37,500

Accpt Land 37,500 **Accepted Bldg** 0 **Total** 37,500

WISCASSET
 Name: BATH, CITY OF

Valuation Report

09/13/2022
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 R03-002-A
 GRAVEL PIT

Account: 2237 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B0972P0086 (DRESDEN BK/PG)

Reference 2 R-03-002/A

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
8.75	Acres-Rear Land 11-20	1,000.00	8,750	100%		8,750
Total Acres 18.75					Land Total	28,750

Acpt Land	28,800	Accepted Bldg	0	Total	28,800
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WISCASSET
 Name: GOUD, EDWARD C
 GOUD, WENDY S

Valuation Report

09/13/2022

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Account: 300 Card: 1 of 1

Map/Lot: R03-003
 Location: 105 OLD DRESDEN ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
 Topography: Level
 Utilities: Dugwell/LakeSeptic System
 Street: Paved

Reference 1: B1339P0217
 Reference 2: R-03-003/00 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
6.00	Acres-Rear Land 1-10	2,000.00	12,000	100%		12,000
Total Acres 7.00						51,600

Dwelling Description

Replacement Cost New

Colonial	One & 3/4 Story	896 Sqft	Grade B 100	Base	146,466
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	4,120
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,613
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1973	0	TYPICAL	TYPICAL	Average	Typical	153,199			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	78%	100%	100%	119,495				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1973	160	B 100	2,049	Avq.	78%	100%	100%	1,598
Unfinished Attic	1973	768	B 100	3,850	Avq.	78%	100%	100%	3,003
1 Story/BASEMENT	1973	768	B 100	65,436	Avq.	78%	100%	100%	51,040
Frame Garage	1973	384	D 100	10,423	Avq-	67%	100%	100%	6,983
Frame Shed	1973	64	D 100	337	Avq-	67%	100%	100%	226
Frame Shed	1973	140	D 100	737	Fair	53%	100%	100%	391
Swimming Pool	1973	1	C 100	5,779	Avq.	99%	100%	100%	5,721
Frame Garage	1999	1120	B 100	33,219	Avq.	88%	100%	100%	29,233
Frame Garage	1999	240	D 100	7,602	Avq-	78%	100%	100%	5,930
2,336 SFLA									
Outbuilding Total									104,125

Acpt Land 51,600 **Accepted Bldg** 223,600 **Total** 275,200

Valuation Report

Neighborhood	RURAL WEST					Sale Data
Zoning/Use	RURAL					Sale Date 04/10/2019
Topography	Level					Sale Price 0
Utilities	NoWater/NoSewer					Sale Type Land & Buildings
Street	Paved					Financing Unknown
						Verified Public Record
						Validity Related Parties

Reference 1 B4045P0147 B4045P0148
 Reference 2 R-03-004/00 0000000000
 Tran/Land/Bldg 1 1 16
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.70	Acres-Rear Land 1-10	2,000.00	3,400	100%		3,400
Total Acres 2.70					Land Total	43,000

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Darian M/H	1971	12X46	D 100	42,163	Fair	30%	50%	100%	6,324	
UA/Fr/B	2004	140	D 100	9,523	Fair	70%	100%	100%	6,666	
Open Frame Porch	2004	112	D 100	2,147	Avq-	81%	100%	100%	1,739	
Wood Deck	2004	185	C 100	2,037	Avq-	81%	100%	100%	1,650	
Wood Deck	1997	179	C 100	1,976	Avq-	77%	100%	100%	1,522	
ONE STORY FRAME	1994	296	D 100	15,976	Fair	65%	100%	100%	10,384	
Frame Shed	1970	128	C 100	783	Avq-	65%	100%	100%	509	
Frame Shed	1970	200	C 100	1,224	Avq-	65%	100%	100%	796	
AB.GR. POOL.....	2008	1	C 100	1,000	Avq.	99%	100%	100%	990	
848 SFLA										
							Outbuilding Total		30,580	
Accpt Land		43,000	Accepted Bldg		30,600	Total			73,600	

WISCASSET
 Name: ISHAK, GRACE L

Valuation Report

09/13/2022
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 R03-004

Account: 301 Card: 2 of 2

Map/Lot:
 Location:

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Rolling
 Utilities
 Street

Sale Data
 Sale Date 04/10/2019
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 1 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
2 STORY GARAGE	1998	1144	D 100	44,824	Avg-	78%	100%	100%	34,963
2 STORY GARAGE	1998	1040	D 100	40,749	Poor	54%	20%	100%	4,401
848 SFLA									
						Outbuilding Total			39,364
Acpt Land			0	Accepted Bldg		39,400	Total		39,400

WISCASSET
Name: ISHAK, GRACE L

Valuation Report

09/13/2022
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R03-004

Account: 301

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	43,000	30,600	73,600	43,000	30,600	73,600
2	0	39,400	39,400	0	39,400	39,400
TOTAL	43,000	70,000	113,000	43,000	70,000	113,000

WISCASSET
 Name: ALEXANDER, MARY LOU

Valuation Report

09/13/2022

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Map/Lot: R03-005

Account: 303 Card: 1 of 1

Location: 29 OLD DRESDEN ROAD

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 02/12/2012
 Sale Price: 0
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B0753P0204
 Reference 2: R-03-005/00 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 6 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	90%		32,400
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.65	Acres-Rear Land 1-10	2,000.00	3,300	100%		3,300
Total Acres 2.65						Land Total 39,300

Dwelling Description

Replacement Cost New

Cape Cod	One Story	768 Sqft	Grade C 105	Base	73,303
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	10,598
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	TYPICAL	TYPICAL	Below Average	Typical	83,901
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	69%	100%	100%	57,892	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Percent Good						Value Rcnld
				RCN	Cond	Phy	Func	Econ		
Frame Shed	2005	112	C 100	685	Avq.	91%	100%	100%	623	
Wood Deck	2005	48	C 100	640	Avq.	91%	100%	100%	582	
768 SFLA Outbuilding Total									1,205	

Acpt Land	39,300	Accepted Bldg	59,100	Total	98,400
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Name: SPEAR, JONATHAN P J/T

AMPLO, JENNA R

Map/Lot:

R03-005-A

Account: 2092 Card: 1 of 1

Location:

11 OLD DRESDEN ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 10/12/2011
Sale Price 142,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4447P0297

Reference 2 R-03-005/A0

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) 0 50 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Raised Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 1997, Kitchens 0 TYPICAL, Baths TYPICAL, Condition Average, Layout Typical, Total 145,959.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Functional Obsolescence None, Economic Obsolescence None, Phys. % 88%, Func. % 100%, Econ. % 100%, Value(Rcnld) 128,444.

Outbuildings/ Additions/ Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include 1SFr Overhang, Frame Shed, Wood Deck, 1,332 SFLA, and Outbuilding Total.

Acpt Land 40,100 Accepted Bldg 135,100 Total 175,200

Name: GATTI, ANTHONY J

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GATTI, NANCY JEAN

Map/Lot:

R03-006

Account: 304 Card: 1 of 1

Location:

12 GIBBS ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B0789P0116
Reference 2 R-03-006/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Raised Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1971, 0, TYPICAL, TYPICAL, Average, Typical, 123,678.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 77%, 100%, 100%, 95,232.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include 1SFr Overhang, Frame Shed, 1.50 ST GARAGE.., Frame Shed, Open Frame Porch, 977 SFLA.

Acpt Land 41,900 Accepted Bldg 134,300 Total 176,200

Name: BEANE JR., RICHARD

BEANE, DOUGLAS A. & AMES, PATRICIA M.

Map/Lot:

R03-007

Account: 305 Card: 1 of 1

Location: 139 OLD DRESDEN ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Date: 01/07/2005
Sale Price: 0
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Related Parties

Reference 1: B3424P0012 (01/05)
Reference 2: R-03-007/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 103

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, Acres-Rear Land 11-20, R 20+-Rear 20+, and Land Total.

Table with 6 columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod (One & 3/4 Story), Exterior (WOOD SHINGLE), Dwelling Units (1 OTHER Units-0), Foundation (Concrete), Fin. Basement Area (None), Heating (100% Hot Water BB), Rooms (6), Bedrooms (3), Baths (1), Attic (None), FirePlaces (1), Insulation (Full), and Unfin. Living Area (NONE).

Table with 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include 1976, 0, TYPICAL, TYPICAL, Average, Typical, 127,692, None, None, 80%, 100%, 100%, 102,154, and Outbuildings/ Additions/ Improvements table with columns Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld.

Acpt Land: 92,300 Accepted Bldg: 103,600 Total: 195,900

WISCASSET

Valuation Report

09/13/2022

Name: BEANE, JR., RICHARD A.

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BEANE, PATRICIA J

Map/Lot:

R03-007-A

Account: 306 Card: 1 of 1

Location:

32 GIBBS ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B1467P0166
Reference 2: R-03-007/A0 2078827173
Tran/Land/Bldg: 1 1 2
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): 50 0 0 Land Schedule: 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Outbuildings/Additions/Improvements

Table with 11 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Percent Good (Func, Econ), Value Rcnld. Includes entries for MH ST ADDITION, Wood Deck, 14' Mobile Home, and Frame Shed.

Summary table with 5 columns: Acpt Land (59,600), Accepted Bldg, 24,300, Total (83,900), and another Total column.

Name: AMES, DAVID B

Page 374

AMES, PATRICIA M

Map/Lot:

R03-007-B

Account: 307 Card: 1 of 1

Location:

54 GIBBS ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B1525P0084
Reference 2 R-03-007/B0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Total Acres 10.00.

Dwelling Description

Replacement Cost New

Table with columns: Description, Details, Replacement Cost. Rows include Log, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 1989, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Above Average, Layout Typical, Total 129,792.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnd). Rows include Functional Obsolescence None, Economic Obsolescence None, Phys. % 91%, Func. % 100%, Econ. % 100%, Value(Rcnd) 118,111.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnd. Rows include Open Frame Porch, Frame Shed, and 1,260 SFLA.

Acpt Land

57,600

Accepted Bldg

124,300 Total

181,900

Valuation Report

Map/Lot:

R03-007-C

Account: 2152 Card: 1 of 1

Location:

63 OLD DRESDEN ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B2736P0206 09/01
Reference 2 R-03-007/C0
Tran/Land/Bldg 1 1 2
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
0.60	Acres-Rear Land 11-20	1,000.00	600	100%		600
Total Acres 11.60			Land Total			60,200

Dwelling Description

Replacement Cost New

Dwelling Description		Replacement Cost New			
Ranch	One Story	484 Sqft	Grade D 100	Base	38,950
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-4,433
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	3,300
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2019	0	TYPICAL	TYPICAL	Average	Typical	37,817			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
Incomplete		None		92%	85% 100%	29,573			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1999	160	C 100	1,782	Fair	68%	100%	100%	1,212
Open Frame Porch	2019	36	D 100	824	Avq.	92%	85%	100%	644
484 SFLA	Outbuilding Total							1,856	
Acpt Land		60,200		Accepted Bldg		31,400		Total	91,600

Name: SEIDERS, ABIGAIL M J/T

SEIDERS, JOSHUA B

Map/Lot:

R03-007-D

Account: 2249 Card: 1 of 1

Location:

125 OLD DRESDEN ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data	
Sale Date	03/13/2007
Sale Price	40,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3823P0229		
Reference 2	R-3-7/D		
Tran/Land/Bldg	1	1	11
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0	50	0
	Land Schedule	103	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	90%	Topography	32,400
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
3.70	Acres-Rear Land 1-10	2,000.00	7,400	100%		7,400
Total Acres 4.70					Land Total	43,400

Dwelling Description

Replacement Cost New

Ranch	One Story	1,248 Sqft	Grade C 100	Base	116,782
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,408
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2007	0	TYPICAL	TYPICAL	Average	Typical	120,190			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		92%	100%	100%			
Outbuildings/Additions/Improvements						Value(Rcnld)			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2007	24	C 100	395	Avg.	92%	100%	100%	363
Wood Deck	2013	160	C 100	1,782	Avg.	92%	100%	100%	1,639
1,248 SFLA						Outbuilding Total			2,002
Acpt Land		43,400	Accepted Bldg			112,600	Total		156,000

WISCASSET

Valuation Report

09/13/2022

Name: MAGUDER, JOSEPHINE S

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JOSEPHINE S MAGUDER REV. LIVING TRST

Map/Lot:

R03-008

Account: 308 Card: 1 of 1

Location:

GIBBS ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level

Utilities NoWater/NoSewer

Street Paved

Sale Data	
Sale Date	08/08/2005
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1 B3533P0180 B4635P0185 B4736P0035

Reference 2 R-03-008/00 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
13.00	Acres-Rear Land 11-20	1,000.00	13,000	100%		13,000
41.00	R 20+-Rear 20+	500.00	20,500	100%		20,500
Total Acres 65.00					Land Total	93,100

Acpt Land	93,100	Accepted Bldg	0	Total	93,100
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WISCASSET
 Name: CHORLEY, ROBERT C J/T
 CHORLEY, JANE E

Valuation Report

09/13/2022

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Account: 2292 Card: 1 of 1

Map/Lot:
 Location:

R03-009-001
 160 GIBBS ROAD

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 01/07/2005
 Sale Price: 82,500
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B3424P0169 (01/05)
 Reference 2: R-03-009/001
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
2.62	Acres-Rear Land 1-10	2,000.00	5,240	100%		5,240
Total Acres 3.62						Land Total 44,840

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1 STORY GARAGE..	2004	672	B 100	21,482	Avq.	91%	100%	100%	19,549
Wood Deck	2004	140	C 100	1,578	Avq.	91%	100%	100%	1,436
APT	2004	672	B 100	48,501	Avq.	91%	100%	100%	44,136
Frame Garaqe	2014	832	B 100	25,674	Avq.	92%	100%	100%	23,620
Canopy	2014	320	D 100	2,834	Avq.	92%	100%	100%	2,607
Canopy	2014	320	D 100	2,834	Avq.	92%	100%	100%	2,607
Frame Shed	2014	192	C 100	1,175	Avq.	92%	100%	100%	1,081
Outbuilding Total									95,036

Acpt Land 44,800 **Accepted Bldg** 95,000 **Total** 139,800

WISCASSET

Valuation Report

09/13/2022

Name: O'CONNELL, DANIEL J/T

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O'CONNELL, JANICE

Map/Lot:

R03-009-002

Account: 2293 Card: 1 of 1

Location:

150 GIBBS ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level

Utilities NoWater/NoSewer

Street Paved

Sale Data	
Sale Date	11/22/2004
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B3397P0236 (11/04)

Reference 2 R-03-009/002

Tran/Land/Bldg 1 1 16

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600	
2.01	Acres-Rear Land 1-10	2,000.00	4,020	100%		4,020	
Total Acres 3.01						Land Total	43,620

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	2002	816	C 100	21,961	Avg.	90%	100%	100%	19,765
Outbuilding Total									19,765

Acpt Land	43,600	Accepted Bldg	19,800	Total	63,400
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Name: O'CONNELL, DANIEL J/T

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O'CONNELL, JANICE

Map/Lot:

R03-009-003

Account: 2294 Card: 1 of 1

Location:

140 GIBBS ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 11/22/2004
Sale Price: 290,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B3397P0236 (11/04)
Reference 2: R-03-009/003
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): 50 6 0 Land Schedule: 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 11-20, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Quantity, Unit, Material, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 2003, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Above Average, Layout Typical, Total 199,404.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Frame Garage, Open Frame Porch, Wood Deck, and Outbuilding Total.

Acpt Land: 42,000 Accepted Bldg: 219,400 Total: 261,400

WISCASSET

Valuation Report

09/13/2022

Name: O'CONNELL, DANIEL J/T

Page 381

O'CONNELL, JANICE

Map/Lot:

R03-009-004

Account: 2295 Card: 1 of 1

Location:

136 GIBBS ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level

Utilities NoWater/NoSewer

Street Paved

Sale Data	
Sale Date	09/13/2018
Sale Price	24,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Foreclosure

Reference 1 B3674P0166 B3955P0144

Reference 2 R-3-9/4

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	80%	Topography	28,800
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
2.76	Acres-Rear Land 1-10	2,000.00	5,520	100%		5,520
Total Acres 3.76					Land Total	37,920

Accpt Land	37,900	Accepted Bldg	0	Total	37,900
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Name: CHACE, ROBERT E

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CHACE, BARBARA A

Map/Lot:

R03-009-005

Account: 2296 Card: 1 of 1

Location:

126 GIBBS ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 07/26/2018
Sale Price 292,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3674P0168 B3955P0144
Reference 2 R-3-9/5
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes rows for Incomplete, Outbuildings/Additions/Improvements, and Summary Totals.

Acpt Land

37,700

Accepted Bldg

211,100

Total

248,800

Name: WIRONEN, STEVEN M J/T

WIRONEN, JANET L

Map/Lot:

R03-009-006

Account: 2297 Card: 1 of 1

Location:

118 GIBBS ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 08/22/2007
Sale Price 260,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3898P0051
Reference 2 R-03-009/006
Tran/Land/Bldg 6 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 2006, 0, TYPICAL, TYPICAL, Average, Typical, 148,162.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 92%, 100%, 100%, 136,309.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include 1.50 ST GARAGE., ONE STORY FRAME, Unfinished Attic, 1,509 SFLA.

Acpt Land 36,000 Accepted Bldg 214,200 Total 250,200

Name: FOLEY, PAUL M J/T

FOLEY, CHARLEEN J

Map/Lot:

R03-009-007

Account: 2298 Card: 1 of 1

Location:

110 GIBBS ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 01/27/2006
Sale Price 38,500
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3627P0007 (01/06)
Reference 2 R-3-9/7
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Replacement Cost New, etc. Rows include Colonial, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes rows for Functional Obsolescence, Economic Obsolescence, and Outbuildings/Improvements.

Acpt Land

40,000

Accepted Bldg

193,900

Total

233,900

WISCASSET

Valuation Report

09/13/2022

Name: SAWYER, DAVID L J/T

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SAWYER, SHEILA M

Map/Lot:

R03-009-008

Account: 2299 Card: 1 of 1

Location:

100 GIBBS ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Steep

Utilities NoWater/NoSewer

Street Paved

Sale Data	
Sale Date	02/01/2005
Sale Price	35,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B3433P0216 (02/05)

Reference 2 R-3-9/8

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	80%	Topoqrphry	28,800
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
5.51	Acres-Rear Land 1-10	2,000.00	11,020	100%		11,020
Total Acres 6.51					Land Total	43,420

Accpt Land	43,400	Accepted Bldg	0	Total	43,400
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WISCASSET

Valuation Report

09/13/2022

Name: MARCOUX, CHRISTOPHER M

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MARCOUX, BONNIE J

Map/Lot:

R03-009-A

Account: 310 Card: 1 of 1

Location:

GIBBS ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level

Utilities NoWater/NoSewer

Street Paved

Sale Data	
Sale Date	06/04/2020
Sale Price	55,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1 B1940P0166
Reference 2 R-03-009/A0 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.00	Acres-Rear Land 1-10	2,000.00	2,000	100%		2,000
Total Acres 2.00					Land Total	41,600

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Barn 1S	2021	384	C 100	11,486	Avq.	92%	100%	100%	10,567
Outbuilding Total									10,567

Acpt Land	41,600	Accepted Bldg	10,600	Total	52,200
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WISCASSET

Valuation Report

09/13/2022

Name: OAKES, JAYNE (TRUSTEE)

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OAKES FAMILY TRUST UNDER HAZEN L.

Map/Lot:

R03-009-B

Account: 2531 Card: 1 of 1

Location:

GIBBS ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL

Topography Level

Utilities NoWater/NoSewer

Street Paved

Reference 1 B3963P0175

Reference 2 R-3-9-B

Tran/Land/Bldg 0 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
18.00	R 20+-Rear 20+	500.00	9,000	100%		9,000
Total Acres 39.00					Land Total	78,600

Acpt Land	78,600	Accepted Bldg	0	Total	78,600
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WISCASSET

Valuation Report

09/13/2022

Name: CHORLEY, ROBERT C

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CHORLEY, JANE E

Map/Lot:

R03-009-C

Account: 2626 Card: 1 of 1

Location:

GIBBS ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL

Topography Rolling

Utilities

Street Paved

Sale Data

Sale Date 02/17/2016

Sale Price 21,000

Sale Type Land Only

Financing Unknown

Verified Public Record

Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
5.89	Acres-Rear Land 1-10	2,000.00	11,780	100%		11,780
Total Acres 6.89					Land Total	51,380

Acpt Land	51,400	Accepted Bldg	0	Total	51,400
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WISCASSET
 Name: GOUD, EDWARD C
 GOUD, WENDY S

Valuation Report

09/13/2022
 Page 389
 R03-010
 GIBBS ROAD

Account: 311 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 12/01/1998
 Sale Price 79,000
 Sale Type
 Financing
 Verified Public Record
 Validity

Reference 1 B2418P0012
 Reference 2 R-03-010/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
9.36	Acres-Rear Land 11-20	1,000.00	9,360	100%		9,360
Total Acres 20.36			Land Total			68,960

Acpt Land 69,000 **Accepted Bldg** 0 **Total** 69,000

Name: HUSSEY, ROBERT E J/T

HUSSEY, KASHA E WILLIAMS

Map/Lot:

R03-010-A

Account: 2153 Card: 1 of 1

Location: 128 HERMITAGE LANE

Neighborhood RURAL WEST
 Tree Growth 2013
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 04/30/2012
 Sale Price 57,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4518P0319
 Reference 2 R-03-010/A
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
13.00	Acres-Rear Land 1-10	2,000.00	26,000	100%		26,000
28.00	Acres-Rear Land 11-20	1,000.00	28,000	100%		28,000
69.00	Acres-Mixed Wood	370.00	25,530	100%		25,530
6.00	Acres-Wasteland	60.00	360	100%		360
Total Acres 117.00			Land Total			119,490

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
FIN APT/1 ST GARAGE	2016	900	C 100	35,100	Avq.	92%	100%	100%	32,292
Frame Shed	2016	144	D 100	758	Avq.	92%	100%	100%	697
Canopy	2016	96	D 100	898	Avq.	92%	100%	100%	826
Encl Frame Porch	2020	225	C 100	7,707	Avq.	92%	100%	100%	7,090
						Outbuilding Total			40,905

Acpt Land 119,500 **Accepted Bldg** 40,900 **Total** 160,400

WISCASSET
 Name: BATH, CITY OF

Valuation Report

09/13/2022
 Page 391
 R03-010-B
 GRAVEL PIT

Account: 2236 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B0972P0086 (DRESDEN BK/PG)

Reference 2 R-03-010/B

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
6.70	Acres-Rear Land 1-10	2,000.00	13,400	100%		13,400
Total Acres 6.70				Land Total		13,400

Acpt Land	13,400	Accepted Bldg	0	Total	13,400
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Neighborhood: RURAL WEST
Zoning/Use: RURAL
Topography: Rolling
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 05/09/2001
Sale Price: 115,900
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Related Parties

Reference 1: B2678P0098 B4114P0163
Reference 2: R-3-10
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.18	Acres-Rear Land 1-10	2,000.00	360	100%		360
Total Acres 1.18					Land Total	39,960

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	864 Sqft	Grade B 95	Base	121,976
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH		HEARTH	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,723
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,512	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2001	0	TYPICAL	TYPICAL	Average	Typical	125,699	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcld)
None		None		90%	100%	100%	113,129

Acpt Land 40,000 **Accepted Bldg** 113,100 **Total** 153,100

Name: COUSINEAU, ERIC

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COUSINEAU, HAEJIN

Map/Lot:

R03-010-D

Account: 2532 Card: 1 of 1

Location:

180 GIBBS ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 06/25/2021
Sale Price: 315,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B4623P0102
Reference 2: R-3-10-D
Tran/Land/Bldg: 0 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Raised Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes rows for Outbuildings/Additions/Improvements and a final summary row for Acpt Land and Accepted Bldg.

Name: CAMPBELL, LINDA J J/T

Page 394

GARDNER, JEREMY R

Map/Lot:

R03-011

Account: 312 Card: 1 of 1

Location:

206 GIBBS ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
 Topography: Above Street
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 10/14/2003
 Sale Price: 40,750
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Other Non Valid

Reference 1: B3169P0037 (10/03)
 Reference 2: R-03-011/00 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
5.00	Acres-Rear Land 1-10	2,000.00	10,000	100%		10,000
Total Acres 6.00						49,600

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,066 Sqft	Grade C 100	Base		99,751
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Damp 1/2 Bmt	Basement		-5,298
Fin. Basement Area	213 Sqft, Grade C	Basement Gar	None	Fin Bsmt		9,485
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	5	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1986	0	TYPICAL	TYPICAL	Average	Typical	103,938			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		84%	100% 100%	87,308			
Outbuildings/Additions/Improvements				Percent Good					
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1986	64	C 100	803	Avq.	82%	100%	100%	658
Wood Deck	1986	128	C 100	1,456	Avq.	82%	100%	100%	1,194
Frame Shed	1986	144	C 100	881	Avq.	82%	100%	100%	722
AB.GR. POOL.....	2000	1	C 100	1,000	Avq.	99%	100%	100%	990
1,066 SFLA									3,564

Acpt Land 49,600 **Accepted Bldg** 90,900 **Total** 140,500

WISCASSET
 Name: SMERDON, RYAN
 PERRY, TANYA

Valuation Report

09/13/2022

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Account: 313 Card: 1 of 1

Map/Lot:
 Location:

R03-012
 226 GIBBS ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/30/2020
 Sale Price 267,800
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3160P0024 B3829P0161
 Reference 2 R-03-012/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	80%	Topoqrphry	28,800
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
8.00	Acres-Rear Land 11-20	1,000.00	8,000	100%		8,000
Total Acres 19.00			Land Total			60,400

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,170 Sqft	Grade E 100	Base	111,881
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	TYPICAL	TYPICAL	Average	Typical	111,881
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		83%	100% 100%	92,861

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 STORY FR	1984	256	E 100	14,979	Avq.	81%	100%	100%	12,133
Frame Garage	1984	1536	C 100	38,362	Avq.	81%	100%	100%	31,073
Frame Shed	1984	360	D 100	1,895	Avq-	72%	100%	100%	1,364
Wood Deck	1984	774	D 100	6,919	Avq.	81%	100%	100%	5,604
2,432 SFLA									50,174

Acpt Land 60,400 **Accepted Bldg** 143,000 **Total** 203,400

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2588P0113 08/00
 Reference 2 R-03-014/00 0000000000
 Tran/Land/Bldg 6 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	95%	Topoqrphry	34,200	
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600	
4.90	Acres-Rear Land 1-10	2,000.00	9,800	100%		9,800	
Total Acres 5.90						Land Total	47,600

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1984	14X56	D 100	56,815	Poor	20%	50%	100%	5,682
12' Mobile Home	1976	12X60	D 100	51,588	Poor	20%	25%	100%	2,579
Frame Shed	1992	384	D 100	2,021	Poor	50%	50%	100%	505
1,504 SFLA						Outbuilding Total			8,766

Acpt Land 47,600 **Accepted Bldg** 8,800 **Total** 56,400

Name: GILLIAM, JEFFREY A J/T
GILLIAM, COLLEEN DAVIS

Map/Lot:

R03-014-A

Account: 317 Card: 1 of 1

Location:

236 GIBBS ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 05/01/1994
Sale Price 25,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Renovations

Reference 1 B2919P0298 09/02
Reference 2 R-03-014/A0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
1.00	Acres-Rear Land 11-20	1,000.00	1,000	100%		1,000
Total Acres 12.00						Land Total 60,600

Dwelling Description

Replacement Cost New

Ranch	One Story	1,140 Sqft	Grade C 105	Base	112,009
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,578
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built 1997	Renovated 0	Kitchens TYPICAL	Baths TYPICAL	Condition Average	Layout Typical	Total 115,587
Functional Obsolescence None	Economic Obsolescence None	Phys. % 88%	Func. % 100%	Econ. % 100%	Value(Rcnld) 101,717	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1997	224	C 105	2,557	Avq.	88%	100%	100%	2,250
Wood Deck	1997	64	C 105	843	Avq.	88%	100%	100%	742
Frame Shed	1997	192	C 100	1,175	Avq.	87%	100%	100%	1,022
Frame Shed	1997	96	C 100	588	Avq.	87%	100%	100%	512
Frame Garage	2001	784	C 100	21,232	Avq.	89%	100%	100%	18,896
BSMT ENTRY.....	1997	36	C 100	441	Avq.	87%	100%	100%	384
Frame Shed	2013	192	C 100	1,175	Avq.	92%	100%	100%	1,081
Finished Attic	2016	480	C 105	8,094	Avq.	92%	100%	100%	7,446
1 Story/BASEMENT	2016	480	C 105	37,341	Avq.	92%	100%	100%	34,354
Open Frame Porch	2016	160	C 105	3,642	Avq.	92%	100%	100%	3,351
1,812 SFLA									Outbuilding Total 70,038

Acpt Land

60,600

Accepted Bldg

171,800

Total

232,400

Name: RHINEBOLT, DANIEL J

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RHINEBOLT, ELLEN G

Map/Lot:

R03-014-B

Account: 318 Card: 1 of 1

Location:

242 GIBBS ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 12/30/2014
Sale Price: 155,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Distressed Sale

Reference 1: B4629P0223 B4652P0319

Reference 2: R-03-014/B0 0000000000

Tran/Land/Bldg: 1 1 11

FARM LAND: 0 OPEN SPACE: 0

Exemption(s): Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Value, Condition, Replacement Cost, Value. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Summary table for Dwelling Condition with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include ONE STORY FRAME, Frame Garage, 1.50 ST GARAGE., Frame Shed, Wood Deck, and 2,616 SFLA.

Acpt Land: 48,800 Accepted Bldg: 213,700 Total: 262,500

Name: NESBITT IV, JAMES O.,ALEXANDER,THOMAS

NESBITT, ROBERT S. & BARBARA JEAN

Map/Lot:

R03-015

Account: 320 Card: 1 of 1

Location:

324 GIBBS ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL S-R
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B0611P0046
Reference 2 R-03-015/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, Acres-Rear Land 11-20, R 20+-Rear 20+, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area, and Replacement Cost New values.

Dwelling Condition

Table with 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld), and Outbuildings/ Additions/ Improvements.

Acpt Land

113,600

Accepted Bldg

56,900

Total

170,500

WISCASSET
 Name: NESBITT, ALEXANDER

Valuation Report

09/13/2022

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Map/Lot:

R03-015-A

Account: 321 Card: 1 of 1

Location:

GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use SHORE RES PROTEC S-R
 Topography Level
 Utilities NoWater/NoSewer
 Street No Street

Sale Data	
Sale Date	03/21/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B4505P0030

Reference 2 R-03-015/A0 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.50	Acres-Rear Land 1-10	2,000.00	7,000	100%		7,000
Total Acres 3.50				Land Total		7,000

Acpt Land	7,000	Accepted Bldg	0	Total	7,000
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WISCASSET
 Name: GALE, CHRISTOPHER J J/T
 GALE, EILEEN V

Valuation Report

09/13/2022

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Account: 322 Card: 1 of 1

Map/Lot:
 Location:

R03-015-B
 296 GIBBS ROAD

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Rolling
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 06/15/2010
 Sale Price: 210,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B4288P0008
 Reference 2: R-03-015/B0 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	80%		28,800
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.13	Acres-Rear Land 1-10	2,000.00	2,260	100%		2,260
Total Acres 2.13					Land Total	34,660

Dwelling Description

Replacement Cost New

Colonial	One & 1/2 Story	1,196 Sqft	Grade B 100	Base	186,068
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-6,836
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,613
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1970	0	TYPICAL	TYPICAL	Above Average	Typical	181,845			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		85%	100%	100%			
Value(Rcnld)						154,568			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1970	352	B 100	13,100	Avq+	85%	100%	100%	11,135
Encl Frame Porch	2002	330	B 100	12,805	Avq.	90%	100%	100%	11,524
Wood Deck	1970	176	B 100	2,237	Avq+	85%	100%	100%	1,901
Wood Deck	1970	96	B 100	1,298	Avq+	85%	100%	100%	1,103
1,794 SFLA									
Outbuilding Total									25,663
Acpt Land		34,700		Accepted Bldg		180,200		Total	214,900

WISCASSET

Valuation Report

09/13/2022

Name: NESBITT, ROBERT & JAMES O.

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NESBITT, ALEX & THOMAS R.

Map/Lot:

R03-015-C

Account: 323 Card: 1 of 1

Location:

GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use SHORE RES PROTEC S-R

Topography Level

Utilities NoWater/NoSewer

Street No Street

Reference 1 B1362P0127 B4531P0148,150,152

Reference 2 R-03-015/C0 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
32.00	R 20+-Rear 20+	500.00	16,000	100%		16,000
Total Acres 52.00					Land Total	46,000

Accpt Land	46,000	Accepted Bldg	0	Total	46,000
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Name: PEARSON, SONIA R

PEARSON, TIMOTHY

Map/Lot:

R03-015-D

Account: 324 Card: 1 of 1

Location:

274 GIBBS ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Above Street
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B2547P0031
Reference 2: R-03-015/D0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1988, 0, TYPICAL, TYPICAL, Average, Typical, 94,259.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 84%, 100%, 100%, 79,178.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck, Frame Shed, Encl Frame Porch, AB.GR. POOL....., 1,188 SFLA.

Summary row: Acpt Land 39,800 Accepted Bldg 88,000 Total 127,800

Name: NESBITT, ROBERT S

Page 404

NESBITT, BARBARA J

Map/Lot:

R03-015-F

Account: 326 Card: 1 of 2

Location:

330 GIBBS ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Rolling
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B1706P0241 B4531P0146

Reference 2: R-03-015/F0 0000000000

Tran/Land/Bldg: 1 1 11

FARM LAND: 0 OPEN SPACE 0

Exemption(s): Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Replacement Cost New, etc. Rows include Conventional Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1985, 0, TYPICAL, TYPICAL, Average, Typical, 95,219.

Table with 7 columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 83%, 100%, 100%, 79,032.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck, 1,365 SFLA, and Outbuilding Total.

Acpt Land 42,700 Accepted Bldg 80,200 Total 122,900

WISCASSET

Valuation Report

09/13/2022

Name: NESBITT, ROBERT S

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NESBITT, BARBARA J

Map/Lot:

R03-015-F

Account: 326 Card: 2 of 2

Location:

326 GIBBS ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL

Topography Rolling

Utilities Drilled WellSeptic System

Street Paved

Reference 1 B1706P0241

Reference 2 R-03-015/F0 0000000000

Tran/Land/Bldg 1 0 0

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
STORE FRAME.....	1980	988	D 100	80.456	Ava.	79%	100%	100%	63,560
Frame Shed	1980	200	D 100	1.053	Ava.	79%	100%	100%	832
Wood Deck	2002	160	C 100	1.782	Ava.	90%	100%	100%	1,604
1,365 SFLA									
						Outbuilding Total			65,996
Acpt Land			0	Accepted Bldg		66,000	Total		66,000

WISCASSET

Valuation Report

09/13/2022

Name: NESBITT, ROBERT S

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NESBITT, BARBARA J

Map/Lot:

R03-015-F

Account: 326

Location:

326 GIBBS ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	42,700	80,200	122,900	42,700	80,200	122,900
2	0	66,000	66,000	0	66,000	66,000
TOTAL	42,700	146,200	188,900	42,700	146,200	188,900

Name: NESBITT, ROBERT STANLEY J/T

NESBITT, BARBARA JEAN CHASSE

Map/Lot:

R03-015-G

Account: 2213 Card: 1 of 1

Location:

312 GIBBS ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL

Topography: Level

Utilities: Drilled WellSeptic System

Street: Paved

Sale Data

Sale Date: 05/26/2010

Sale Price: 0

Sale Type: Land Only

Financing: Unknown

Verified: Public Record

Validity: Related Parties

Reference 1: B2334P0119 B4288P0005

Reference 2: R-03-015/G

Tran/Land/Bldg: 1 1 11

FARM LAND: 0 OPEN SPACE 0

Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
4.88	Acres-Rear Land 1-10	2,000.00	9,760	100%		9,760
Total Acres 5.88						Land Total 49,360

Dwelling Description

Replacement Cost New

Ranch	One Story	884 Sqft	Grade C 100	Base	82,720
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	3,566
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,408
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1970	2011	TYPICAL	TYPICAL	Average	Typical	89,694			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	77%	100%	100%	69,064				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2016	312	C 100	1,909	Avq.	92%	100%	100%	1,756
Frame Shed	1977	288	C 100	1,763	Avq-	68%	100%	100%	1,199
TWO STORY FRAME	2020	192	C 100	19,640	Avq.	92%	100%	100%	18,069
1,268 SFLA									Outbuilding Total 21,024
Acpt Land		49,400		Accepted Bldg		90,100		Total 139,500	

WISCASSET
 Name: NGUYEN, HAI

Valuation Report

09/13/2022
 Page 408
 R03-015-H
 GIBBS ROAD

Account: 2038 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 08/09/2005
 Sale Price 27,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B3533P0253
 Reference 2 R-3-15-H
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	80%	Topoqrphy	28,800	
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600	
Total Acres 1.00					Land Total	32,400	
Acpt Land		32,400	Accepted Bldg		0	Total	32,400

Account: 327 Card: 1 of 2

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 10/20/2021
 Sale Price: 295,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B1261P0304
 Reference 2: R-03-016/00 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600	
4.00	Acres-Rear Land 1-10	2,000.00	8,000	50%	Topography	4,000	
Total Acres 5.00						Land Total	43,600

Dwelling Description

Replacement Cost New

Cape Cod Exterior	One & 1/2 Story CLAPBOARD	1,064 Sqft Masonry Trim	Grade B 95 None	Base	145,819
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-5,777
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	None			Attic	0
FirePlaces	2			Fireplace	7,448
Insulation	Capped Only			Insulation	-248
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1790	0	TYPICAL	TYPICAL	Average	Typical	149,724
Functional Obsolescence						Value(Rcnld)
None						97,321

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
1.25 ST GARAGE..	1938	576	C 100	25,531	Avq.	65%	100%	100%	16,595
ONE STORY FRAME	1790	198	B 95	13,576	Avq.	65%	100%	100%	8,824
Encl Frame Porch	1790	90	B 95	3,604	Avq.	65%	100%	100%	2,343
Frame Shed	1900	124	C 100	759	Fair	42%	100%	100%	319
1.25 ST BARN....	1900	1271	C 100	39,237	Fair	42%	100%	100%	16,480
Frame Shed	1900			----- S O U N D V A L U E -----					400
Frame Shed	1960	90	C 100	551	Fair	46%	100%	100%	253
Frame Shed	1990	72	D 310	1,175	Avq.	40%	100%	100%	470
Frame Shed	1960	144	C 100	881	Avq.	69%	100%	100%	608
Frame Shed	2001	325	C 100	1,989	Avq.	89%	100%	100%	1,770
Outbuilding Total									48,062

Acpt Land 43,600 **Accepted Bldg** 145,400 **Total** 189,000

WISCASSET
 Name: BECKFORD, ABBI L

Valuation Report

09/13/2022

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Map/Lot: R03-016

Account: 327 Card: 2 of 2

Location: 922 GARDINER ROAD

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/20/2021
 Sale Price 295,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B1261P0304
 Reference 2 R-03-016/00 0000000000
 Tran/Land/Bldg 1 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	2020	192	D 100	1.813	Ava.	92%	100%	100%	1.668
Wood Deck	2020	128	D 100	1.252	Ava.	92%	100%	100%	1.152
1,794 SFLA									
						Outbuilding Total			2,820
Acpt Land		0		Accepted Bldg		2,800	Total		2,800

WISCASSET
Name: BECKFORD, ABBI L

Valuation Report

09/13/2022

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Map/Lot:

R03-016

Account: 327

Location:

922 GARDINER ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	43,600	145,400	189,000	43,600	145,400	189,000
2	0	2,800	2,800	0	2,800	2,800
TOTAL	43,600	148,200	191,800	43,600	148,200	191,800

Neighborhood: RURAL WEST
Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 01/10/2020
Sale Price: 136,500
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B2545P0318
Reference 2: R-03-016/A0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
0.96	Acres-HS Size Adj	3,600.00	3,456	100%		3,456
Total Acres 0.96						39,456

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	558 Sqft	Grade C 100	Base	68,625
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1920	0	TYPICAL	TYPICAL	Below Average	Typical	68,625			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		57%	100%	100%	39,116		
Outbuildings/Additions/Improvements							Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	1990	64	C 100	803	Avq.	84%	100%	100%	675
837 SFLA						Outbuilding Total			675

Acpt Land

39,500 **Accepted Bldg**

39,800 **Total**

79,300

Neighborhood RURAL WEST
Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 11/29/2021
Sale Price 131,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B1711P0037
Reference 2 R-03-016/B0 2078826395
Tran/Land/Bldg 1 1 2
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.30	Acres-Rear Land 1-10	2,000.00	2,600	100%		2,600
Total Acres 2.30					Land Total	42,200

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1987	14X68	C 100	88,416	Avq.	52%	50%	100%	22,946
Wood Deck	1987	325	C 100	3,465	Avq.	82%	100%	100%	2,841
Frame Garage	1987	576	C 100	16,493	Avq.	82%	100%	100%	13,524
Frame Shed	1987	160	D 100	842	Avq.	82%	100%	100%	690
Frame Shed	1987	176	D 100	926	Avq.	82%	100%	100%	759
952 SFLA									40,760
Acpt Land		42,200	Accepted Bldg		40,800	Total			83,000

Neighborhood: RURAL WEST
Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 12/03/2018
Sale Price: 170,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B3935P0251 B4282P0218
Reference 2: R-03-016/C0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
Total Acres 1.00					Land Total	39,600

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,215 Sqft	Grade B 95	Base	166,513
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	Dry None	Basement	-14,137
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-5,653
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	7,446
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1986	0	GOOD	GOOD	Average	Typical	154,169			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		84%	100%	100%	129,502		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1/2S AD/GAR.....	1986	378	B 95	19,826	Avq.	84%	100%	100%	16,654
1,822 SFLA						Outbuilding Total			16,654

Acpt Land

39,600

Accepted Bldg

146,200

Total

185,800

Neighborhood: RURAL WEST
Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 11/23/2020
Sale Price: 244,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B1310P0177
Reference 2: R-03-017/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): 50 0 0 Land Schedule: 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.30	Acres-Rear Land 1-10	2,000.00	2,600	100%		2,600
Total Acres 2.30						Land Total: 42,200

Dwelling Description				Replacement Cost New		
Multi Family	Two Story	1,000 Sqft	Grade B 95	Base		155,780
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	8	HEARTH				
Bedrooms	4	Add Fixtures	1			
Baths	2	Half Baths	0	Plumbing		6,205
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1985	0	TYPICAL	TYPICAL	Average	Typical	161,985				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)					
None	None	83%	100%	100%	134,448					
Outbuildings/Additions/Improvements							Percent Good			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value	Rcnd
1SFr Overhang	1985	40	B 95	2,742	Avq.	83%	100%	100%	2,276	
1 Story/BASEMENT	1985	160	B 95	12,950	Avq.	83%	100%	100%	10,748	
Wood Deck	1985	260	B 95	3,061	Avq.	83%	100%	100%	2,541	
Wood Deck	1985	40	B 95	610	Avq.	83%	100%	100%	506	
2,200 SFLA									Outbuilding Total	16,071

Acpt Land 42,200 **Accepted Bldg** 150,500 **Total** 192,700

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RURAL	Sale Date 07/30/2018
Topography	Level	Sale Price 231,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4065P0044
 Reference 2 R-03-018/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
4.00	Acres-Rear Land 1-10	2,000.00	8,000	100%		8,000
Total Acres 5.00						Land Total 47,600

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	984 Sqft	Grade B 95	Base		138,917
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Damp Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	6	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		3,723
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,578
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1966	0	TYPICAL	TYPICAL	Average	Typical	148,218				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	75%	100%	100%	111,164					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Frame Garage	1967	572	B 95	17,919	Avq.	75%	100%	100%	13,439	
Encl Frame Porch	1967	168	B 95	6,387	Avq.	75%	100%	100%	4,790	
Frame Shed	1967	200	E 100	906	Poor	35%	100%	100%	317	
Wood Deck	2010	56	C 100	721	Avq.	92%	100%	100%	663	
1,722 SFLA									Outbuilding Total 19,209	
Acpt Land		47,600		Accepted Bldg		130,400		Total		178,000

WISCASSET
 Name: CHAMBERLAIN, DWIGHT L
 CHAMBERLAIN, SYLVIA M.

Valuation Report

09/13/2022

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Account: 2579 Card: 1 of 1

Map/Lot:
 Location:

R03-018-A
 295 GIBBS ROAD

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Rolling
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 06/20/2018
 Sale Price: 36,000
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B4634P0109
 Reference 2: R03-018-A
 Tran/Land/Bldg: 0 1 15
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 25 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.85	Acres-Rear Land 1-10	2,000.00	3,700	100%		3,700
Total Acres 2.85					Land Total	43,300

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,680 Sqft	Grade D 100	Base	96,570
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-15,387
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built 2018	Renovated 0	Kitchens TYPICAL	Baths TYPICAL	Condition Average	Layout Typical	Total
						84,114
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	92%	100%	100%	77,385	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2018	64	C 100	803	Avg.	92%	100%	100%	739
Frame Garage	2018	896	C 100	23,783	Avg.	92%	100%	100%	21,880
1,680 SFLA									
Outbuilding Total									22,619

Acpt Land 43,300 **Accepted Bldg** 100,000 **Total** 143,300

Name: O'NEAL, PAMELA M J/T

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O'NEAL, MICAH A

Map/Lot:

R03-019

Account: 333 Card: 1 of 1

Location:

245 GIBBS ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 02/12/2014
Sale Price 119,900
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Foreclosure

Reference 1 B4757P0231
Reference 2 R-03-019/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Replacement Cost New, etc. Rows include Modern/Contemp. Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, and Outbuildings/Improvements.

Acpt Land

41,000

Accepted Bldg

137,900 Total

178,900

Valuation Report

Account: 2362 Card: 1 of 1

Location: 253 GIBBS ROAD

Neighborhood: RURAL WEST
Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 03/10/2021
Sale Price: 135,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B3959P0113
Reference 2: R-3-19/A
Tran/Land/Bldg: 6 1 2
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.52	Acres-Rear Land 1-10	2,000.00	3,040	100%		3,040
Total Acres 2.52						Land Total 42,640

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,344 Sqft	Grade D 100	Base	77,256
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-12,310
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,641
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2002	0	TYPICAL	TYPICAL	Average	Typical	66,236			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		90%	100% 100%	59,612			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	2003	48	D 100	253	Avg.	90%	100%	100%	228
1,344 SFLA	Outbuilding Total 228								

Acpt Land 42,600 **Accepted Bldg** 59,800 **Total** 102,400

Name: KILTON, WHITNEY

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PARSONS, COREY R

Map/Lot:

R03-019-B

Account: 2361 Card: 1 of 1

Location:

233 GIBBS ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 02/10/2016
Sale Price 211,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4727P0077
Reference 2 R-3-19/B
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Colonial, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnd), Outbuildings/ Additions/ Improvements, Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value, Rcnd.

Acpt Land

42,000

Accepted Bldg

174,400

Total

216,400

Name: SMITH, SHERRY D

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HAMMOND, KEITH A

Map/Lot:

R03-020

Account: 334 Card: 1 of 1

Location:

223 GIBBS ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 05/01/1999
Sale Price 92,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2945P0133 (11/02)
Reference 2 R-03-020/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Price/Unit, Grade, Replacement Cost New, Influence, Value. Rows include Colonial, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes sub-table for Outbuildings/Additions/Improvements.

Acpt Land

47,300

Accepted Bldg

150,000 Total

197,300

WISCASSET
 Name: SPRAGUE, LINDA A (J/T)
 SPRAGUE, FRANK

Valuation Report

09/13/2022

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Account: 335 Card: 1 of 1

Map/Lot: R03-021

Location: 209 GIBBS ROAD

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 11/07/2001
 Sale Price: 4,500
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B2756P0048 11/01
 Reference 2: R-03-021/00 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.94	Acres-Rear Land 1-10	2,000.00	1,880	100%		1,880
Total Acres 1.94					Land Total	41,480

Dwelling Description

Replacement Cost New

Ranch	One Story	1,224 Sqft	Grade C 105	Base	120,263
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	120,263
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		78%	100% 100%	93,805

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1972	180	C 105	4,068	Avq.	78%	100%	100%	3,173
Wood Deck	1972	192	C 105	2,213	Avq.	78%	100%	100%	1,726
Wood Deck	1972	42	C 105	607	Avq.	78%	100%	100%	473
1.50 ST GARAGE..	1985	884	C 100	51,250	Avq.	81%	100%	100%	41,512
ONE STORY FRAME	1985	442	C 100	27,740	Avq.	81%	100%	100%	22,469
AB.GR. POOL.....	2003	1	C 100	1,000	Avq.	99%	100%	100%	990
Wood Deck	2003	80	C 100	966	Avq.	90%	100%	100%	869
Wood Deck	2003	160	C 100	1,782	Avq.	90%	100%	100%	1,604
1,666 SFLA						Outbuilding Total			72,816

Acpt Land 41,500 **Accepted Bldg** 166,600 **Total** 208,100

WISCASSET
 Name: GOUD, EDWARD C
 GOUD, WENDY S

Valuation Report

09/13/2022

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Account: 2170 Card: 1 of 2

Map/Lot:
 Location:

R03-022
 199 GIBBS ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2418P0012
 Reference 2 R-03-022/00 SER #OHM1842
 Tran/Land/Bldg 1 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
2.91	Acres-Rear Land 1-10	2,000.00	5,820	100%		5,820
Total Acres 3.91					Land Total	45,420

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1981	14X56	D 100	56,815	Avq-	40%	50%	100%	11,363
SLAB.....	2000	784	D 100	1,686	Fair	68%	100%	100%	1,146
Frame Shed	2006	104	C 100	636	Avq-	82%	70%	100%	365
784 SFLA						Outbuilding Total			12,874

Acpt Land	45,400	Accepted Bldg	12,900	Total	58,300
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WISCASSET

Valuation Report

09/13/2022

Name: GOUD, EDWARD C

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GOUD, WENDY S

Map/Lot:

R03-022

Account: 2170 Card: 2 of 2

Location:

185 GIBBS ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL

Topography Level

Utilities Drilled WellSeptic System

Street Paved

Reference 1 B2418P0012

Reference 2 R-03-022/00 SER #OHM1842

Tran/Land/Bldg 1 1 3

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1980	14X66	D 100	64.627	Avg-	40%	50%	100%	12,925
SLAB.....	2004	952	D 100	2.047	Fair	70%	100%	100%	1,433
Wood Deck	1980	80	C 100	966	Avg.	79%	100%	100%	763
Frame Shed	2013	168	C 100	1,028	Avg.	92%	100%	100%	946
1,708 SFLA						Outbuilding Total			16,067
Acpt Land		0	Accepted Bldg		16,100	Total			16,100

WISCASSET
Name: GOUD, EDWARD C
GOUD, WENDY S
Account: 2170

Valuation Report

09/13/2022
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R03-022
185 GIBBS ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	45,400	12,900	58,300	45,400	12,900	58,300
2	0	16,100	16,100	0	16,100	16,100
TOTAL	45,400	29,000	74,400	45,400	29,000	74,400

Name: MARCOUX, CHRISTOPHER M J/T

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MARCOUX, BONNIE J

Map/Lot:

R03-022-A

Account: 2039 Card: 1 of 1

Location:

179 GIBBS ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 06/30/2005
Sale Price 190,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3508P0253 (07/05)
Reference 2 R-3-22-A
Tran/Land/Bldg 0 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 6 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 2004, 0, TYPICAL, TYPICAL, Average, Typical, 132,315.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 91%, 100%, 100%, 120,407.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value, Rcnld. Rows include Frame Garage, Frame Shed, 1,512 SFLA, and Outbuilding Total.

Acpt Land 43,300 Accepted Bldg 142,400 Total 185,700

Name: MAGUDER, JOSEPHINE S

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JOSEPHINE S MAGUDER REV. LIVING TRST

Map/Lot:

R03-023

Account: 337 Card: 1 of 1

Location:

91 GIBBS ROAD

Neighborhood RURAL WEST

Zoning/Use SHORE STREAM PRO RU
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 08/08/2005
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B3533P0180 B4635P0185 B4736P0035

Reference 2 R-03-023/00 0000000000

Tran/Land/Bldg 1 1 2

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, Acres-Rear Land 11-20, R 20+-Rear 20+, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Quantity, Unit, Material, Replacement Cost, Value. Rows include Double Wide, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 2008, 0, TYPICAL, TYPICAL, Average, Typical, and Functional Obsolescence.

Acpt Land 110,000 Accepted Bldg 63,300 Total 173,300

WISCASSET
 Name: GRODER, WILLIAM L
 LEMBO, LYSANDRA L

Valuation Report

09/13/2022

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Account: 338 Card: 1 of 1

Map/Lot: R03-024
 Location: 59 GIBBS ROAD

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 11/18/2016
 Sale Price: 145,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B379790199
 Reference 2: R-03-024/00 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): 50 0 0 Land Schedule: 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.01	Acres-Rear Land 1-10	2,000.00	20	100%		20
Total Acres 1.01					Land Total	39,620

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 105	Base	94,324
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	336 Sqft, Grade C	Basement Gar	None	Fin Bsmt	15,711
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1970	0	TYPICAL	TYPICAL	Above Average	Typical	110,035			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		85%	100%	100%			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
ONE STORY FRAME	2005	97	C 105	6,392	Avq+	96%	100%	100%	6,136
Frame Shed	2005	50	C 100	306	Avq.	91%	100%	100%	278
1,057 SFLA						Outbuilding Total			6,414
Acpt Land		39,600	Accepted Bldg		99,900	Total		139,500	

WISCASSET
 Name: BLAKE, BYRON L
 BLAKE, DIANE L

Valuation Report

09/13/2022

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Account: 339 Card: 1 of 1

Map/Lot:
 Location:

R03-025
 9 GIBBS ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B0884P0182
 Reference 2 R-03-025/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
2.61	Acres-Rear Land 1-10	2,000.00	5,220	100%		5,220
Total Acres 3.61						Land Total 44,820

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,073 Sqft	Grade B 100	Base	151,757
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,613
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	TYPICAL	TYPICAL	Above Average	Typical	154,370
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						Value
None						
Phys. %						Rcnld
75%						
Func. %						Value
100%						
Econ. %						Rcnld
100%						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Open Frame Porch	1910	250	B 100	6,086	Avq+	75%	100%	100%	4,564
ONE STORY FRAME	1910	400	B 100	28,870	Avq+	75%	100%	100%	21,652
1 ST BARN.....	1960	924	D 100	20,299	Avq.	60%	100%	100%	12,179
Frame Shed	1960	196	D 100	1,032	Avq.	50%	100%	100%	516
Frame Shed	1960	240	D 100	1,263	Avq.	50%	100%	100%	632
Frame Shed	1993	576	C 100	3,525	Avq.	85%	100%	100%	2,996
1.50 ST GARAGE..	2004	864	C 100	50,166	Avq.	91%	100%	100%	45,651
2,010 SFLA									88,190
Outbuilding Total									88,190

Acpt Land 44,800 **Accepted Bldg** 204,000 **Total** 248,800

WISCASSET
Name: BRYANT, RIKKI

Valuation Report

09/13/2022

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Map/Lot:
Location:

R03-025-001

35 GIBBS ROAD

Account: 2478 Card: 1 of 1

Neighborhood RURAL WEST
Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 12/28/2019
Sale Price 80,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4814P0250
Reference 2 R-03-025/01
Tran/Land/Bldg 9 1 2
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.76	Acres-Rear Land 1-10	2,000.00	3,520	100%		3,520
Total Acres 2.76					Land Total	43,120

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1992	14X72	D 100	69,314	Avq.	61%	50%	100%	21,289
Wood Deck	1992	30	D 100	392	Avq.	85%	100%	100%	333
Frame Shed	2008	100	C 100	612	Avq.	92%	100%	100%	563
Outbuilding Total									22,185

Acpt Land 43,100 **Accepted Bldg** 22,200 **Total** 65,300

Valuation Report

Map/Lot:

R03-025-A

Account: 340 Card: 1 of 1

Location:

47 GIBBS ROAD

Neighborhood: RURAL WEST
Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 11/17/2009
Sale Price: 139,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Other Non Valid

Reference 1: B4226P0128 B4503P0025 B4515P0139
Reference 2: R-03-025/A0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.44	Acres-Rear Land 1-10	2,000.00	2,880	100%		2,880
Total Acres 2.44						42,480

Dwelling Description

Replacement Cost New

Ranch	One Story	1,308 Sqft	Grade B 95	Base	133,718
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	3,896
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,723
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1990	0	TYPICAL	TYPICAL	Average	Typical	141,337				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)				
None		None		85%	100% 100%	120,136				
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Wood Deck	1990	160	B 95	1,947	Avq.	85%	100%	100%	1,655	
Wood Deck	1990	96	B 95	1,233	Avq.	85%	100%	100%	1,048	
Wood Deck	1990	72	B 95	966	Avq.	85%	100%	100%	821	
1,308 SFLA										
Outbuilding Total									3,524	
Acpt Land		42,500		Accepted Bldg		123,700		Total		166,200

Valuation Report

Map/Lot:

R03-025-B

Account: 2317 Card: 1 of 1

Location:

27 GIBBS ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 09/29/2005
 Sale Price: 169,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B3567P0001
 Reference 2: R-03-025-B
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): 50 0 0 Land Schedule: 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	80%	Topoqrphry	28,800
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.63	Acres-Rear Land 1-10	2,000.00	1,260	100%		1,260
Total Acres 1.63					Land Total	33,660

Dwelling Description

Replacement Cost New

Ranch	One Story	1,120 Sqft	Grade B 95	Base	114,499
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	7,446
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,578
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1993	0	TYPICAL	TYPICAL	Average	Typical	127,523			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		86%	100% 100%	109,670			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Encl Frame Porch	1993	188	C 100	6,499	Avq.	85%	100%	100%	5,524
Wood Deck	1993	97	C 100	1,139	Avq.	85%	100%	100%	968
1.25 ST SHED....	1990	576	C 100	3,744	Avq.	84%	100%	100%	3,145
1,120 SFLA						Outbuilding Total			9,637

Acpt Land 33,700 **Accepted Bldg** 119,300 **Total** 153,000

WISCASSET
 Name: HILL, JOHN D
 HILL, SHEILA A

Valuation Report

09/13/2022

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Map/Lot: R03-026

Account: 341 Card: 1 of 1

Location: 40 MAKIJEN DRIVE

Neighborhood: RURAL WEST

Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B0882P0098
 Reference 2: R-03-026/00 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600	
7.79	Acres-Rear Land 1-10	2,000.00	15,580	100%		15,580	
Total Acres 8.79						Land Total	55,180

Dwelling Description

Replacement Cost New

Ranch	One Story	1,444 Sqft	Grade C 105	Base	144,716
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	3,761
Heating	100% Electric	Cooling	0% None	Heat	-4,306
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,578
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Average	Typical	147,749
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		80%	100% 100%	118,199

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1976	16	C 105	1,054	Avq.	80%	100%	100%	843
Wood Deck	1976	288	C 105	3,242	Avq.	80%	100%	100%	2,594
Frame Shed	2000	64	D 100	337	Avq.	89%	100%	100%	300
Frame Shed	1976	200	D 100	1,053	Avq.	77%	100%	100%	811
Canopy	2008	154	E 85	1,023	Avq.	92%	100%	100%	941
Wood Deck	2016	312	C 100	3,332	Avq.	92%	100%	100%	3,065
1,460 SFLA									8,554

Accpt Land 55,200 **Accepted Bldg** 126,800 **Total** 182,000

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RURAL	Sale Date 11/15/2002
Topography	Level	Sale Price 22,000
Utilities	Drilled WellSeptic System	Sale Type Land Only
Street	Gravel	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B2948P0173	11/02
Reference 2	R-3-26/A	
Tran/Land/Bldg	1 1 11	
FARM LAND	0	OPEN SPACE 0
Exemption(s)	50 0 0	Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
5.21	Acres-Rear Land 1-10	2,000.00	10,420	100%		10,420
Total Acres 6.21					Land Total	50,020

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,404 Sqft	Grade B 95	Base		143,532
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	5	HEARTH		HEARTHS		0
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		3,723
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout					Total
2003	0	TYPICAL	TYPICAL	Average	Typical					147,255
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %				Value(Rcnld)
None		None		90%	100%	100%				132,530
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value	
Frame Garage	2003	576	C 100	16,493	Avq.	90%	100%	100%	14,844	
Frame Shed	2004	120	C 100	734	Avq.	91%	100%	100%	668	
Wood Deck	2005	120	C 100	1,374	Avq.	91%	100%	100%	1,250	
1,404 SFLA										16,762
Accpt Land										50,000
Accepted Bldg				149,300		Total		199,300		

WISCASSET

Valuation Report

09/13/2022

Name: **BLAGDON, JENNA M**

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BLAGDON, COREY

Map/Lot:

R03-026-B

Account: 1973 Card: 1 of 1

Location:

26 WHEELIE WAY

Neighborhood	RURAL WEST		Sale Data
Zoning/Use	RURAL	Sale Date	05/07/2005
Topography	Level	Sale Price	0
Utilities	Drilled WellSeptic System	Sale Type	Land Only
Street	Paved	Financing	Unknown
		Verified	Public Record
		Validity	Related Parties

Reference 1 B3283P0168
 Reference 2 R-03-026-B
 Tran/Land/Bldg 9 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.50	Acres-Rear Land 1-10	2,000.00	1,000	100%		1,000
Total Acres 1.50					Land Total	40,600

Dwelling Description				Replacement Cost New		
Log	Two Story	1,092 Sqft	Grade B 100	Base		205,925
Exterior	OTHER	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	100% None	Heat		0
Rooms	3	HEARTH		HEARTH		0
Bedrooms	2	Add Fixtures	0			0
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
2004	0	TYPICAL	TYPICAL	Average	Typical	205,925				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		91%	100%	100%	187,392			
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	2008	608	C 100	6,352	Avg.	92%	100%	100%	5,844	
2,184 SFLA						Outbuilding Total			5,844	
Acpt Land		40,600	Accepted Bldg		193,200	Total		233,800		

Name: WAITE, JOSHUA A

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WAITE, BRITTANY

Map/Lot:

R03-026-C

Account: 1972 Card: 1 of 1

Location:

29 WHEELIE WAY

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 05/25/2018
Sale Price 185,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3886P0212
Reference 2 R-03-026-C
Tran/Land/Bldg 0 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Built 2004, Functional Obsolescence None, Economic Obsolescence None, Phys. % 91%, Func. % 100%, Econ. % 100%, Value(Rcnld) 82,930.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value, Rcnld. Rows include BSMT ENTRY....., 936 SFLA.

Acpt Land 40,600 Accepted Bldg 83,300 Total 123,900

WISCASSET
 Name: ASDOT, JAMES J/T
 ASDOT, JESETTE

Valuation Report

09/13/2022

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Account: 342 Card: 1 of 1

Map/Lot:

R03-027

Location:

333 FOYE ROAD

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RURAL S-SP	Sale Date 09/08/2006
Topography	Level	Sale Price 152,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3737P0282
 Reference 2 R-03-027/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
3.94	Acres-Rear Land 1-10	2,000.00	7,880	100%		7,880
Total Acres 4.94						Land Total 47,480

Dwelling Description				Replacement Cost New		
Raised Ranch	One Story	1,092 Sqft	Grade C 105	Base		102,184
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	224 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt		14,218
Heating	100% Electric	Cooling	0% None	Heat		-3,256
Rooms	5	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1976	0	TYPICAL	TYPICAL	Average	Typical	113,146				
Functional Obsolescence	Economic Obsolescence		Phys. %		Func. %	Econ. %	Value(Rcnld)			
None	None		80%		100%	100%	90,517			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
1SFr Overhang	1976	74	C 105	4,876	Avg.	77%	100%	100%	3,755	
Wood Deck	1976	108	C 100	1,252	Avg.	77%	100%	100%	964	
Frame Shed	1960			----- S O U N D V A L U E -----					100	
1,166 SFLA	Outbuilding Total								4,819	
Acpt Land		47,500		Accepted Bldg		95,300		Total		142,800

WISCASSET
 Name: COLBY, DANIEL P

Valuation Report

09/13/2022

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Map/Lot:

R03-028

Account: 343 Card: 1 of 1

Location:

FOYE ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B2020P0277B3505P0108

Reference 2 R-03-028/00 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
9.00	Acres-Rear Land 1-10	2,000.00	18,000	100%		18,000
Total Acres 10.00					Land Total	57,600

Accpt Land	57,600	Accepted Bldg	0	Total	57,600
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WISCASSET
 Name: BIG DUCK COVE, LLC

Valuation Report

09/13/2022

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Map/Lot:

R03-029

Account: 344 Card: 1 of 1

Location:

FOYE ROAD

Neighborhood	RURAL WEST	Sale Data
Tree Growth	2012	Sale Date
Zoning/Use	SHORE STREAM PRO RU	Sale Price
Topography	Level	Sale Type
Utilities	NoWater/NoSewer	Financing
Street	Paved	Verified
		Validity

Reference 1 B0764P0002 B4290P0128 B4527P0003
 Reference 2 R-03-029/00 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

		Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value		
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000		
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600		
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000		
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000		
82.05	R 20+-Rear 20+	500.00	41,025	100%		41,025		
5.39	Acres-Wasteland	60.00	323	100%		323		
Total Acres 108.44					Land Total	110,948		
Acpt Land		110,900	Accepted Bldg		0	Total		110,900

Name: ORDUNG, BENJAMIN A J/T

ORDUNG, KELLY M

Map/Lot:

R03-029-A

Account: 2185 Card: 1 of 1

Location:

317 FOYE ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 05/01/2013
Sale Price 130,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1 B4657P0062
Reference 2 R-03-029/A0
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Raised Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value, Rcnld. Rows include Frame Shed, 1SFr Overhang, AB.GR. POOL....., 1,308 SFLA.

Acpt Land 43,700 Accepted Bldg 108,100 Total 151,800

WISCASSET

Valuation Report

09/13/2022

Name: BARNES, SHAWN M

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BARNES, RIDGE W

Map/Lot:

R03-029-B

Account: 2746 Card: 1 of 1

Location:

Neighborhood RURAL WEST

Zoning/Use SHORE STREAM PRO

Topography Rolling

Utilities

Street

Sale Data	
Sale Date	03/30/2022
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
9.85	Acres-Softwood	300.00	2,955	100%		2,955
9.85	Acres-Hardwood	241.00	2,374	100%		2,374
Total Acres 19.70					Land Total	5,329

Acpt Land	5,300	Accepted Bldg	0	Total	5,300
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WISCASSET
 Name: BARNES, SHAWN
 BARNES, RIDGE

Valuation Report

09/13/2022

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Account: 345 Card: 1 of 1

Map/Lot:
 Location:

R03-030
 GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use SHORE STREAM PRO RU
 Topography Level
 Utilities NoWater/NoSewer
 Street No Street

Sale Data	
Sale Date	08/17/2017
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B1043P0113B4135P0095
 Reference 2 R-03-030/00 0000000000
 Tran/Land/Bldg 6 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%	Access	20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
18.00	R 20+-Rear 20+	500.00	9,000	100%		9,000
Total Acres 38.00					Land Total	39,000

Accpt Land	39,000	Accepted Bldg	0	Total	39,000
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Valuation Report

Map/Lot: R03-031

Account: 347 Card: 1 of 1

Location: 410 GARDINER ROAD

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 07/15/2020
Topography	Level	Sale Price 251,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4290P0128
Reference 2 R-03-031/01 0000000000
Tran/Land/Bldg 8 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
5.02	Acres-Rear Land 1-10	2,000.00	10,040	100%		10,040
Total Acres 6.02						Land Total 49,640

Dwelling Description				Replacement Cost New		
Conventional	Two Story	1,652 Sqft	Grade C 105	Base		247,338
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	5 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	800 Sqft, Grade D	Basement Gar	1 CAR	Fin Bsmt		34,382
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	16	HEARTH				
Bedrooms	8	Add Fixtures	3			
Baths	5	Half Baths	0	Plumbing		22,663
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1977	0	TYPICAL	TYPICAL	Average	Typical	304,383				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)					
None	None	80%	98%	100%	238,636					
Outbuildings/Additions/Improvements					Percent Good					
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd	
Open Frame Porch	1977	60	C 105	1,516	Avq.	80%	100%	100%	1,213	
Open Frame Porch	1977	60	C 105	1,516	Avq.	80%	100%	100%	1,213	
Frame Garage	1977	1344	C 100	33,988	Avq.	77%	100%	100%	26,171	
3,304 SFLA									Outbuilding Total 28,597	
Acpt Land		49,600		Accepted Bldg		267,200		Total		316,800

WISCASSET

Valuation Report

09/13/2022

Name: BATH SAVINGS TRUST COMPANY & JOY TRUSTEES, HERBERT L. CRAFTS CREDIT

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Account: 348 Card: 1 of 2

Map/Lot: Location:

R03-031-A FOYE ROAD

Neighborhood: RURAL WEST
Tree Growth: 2012
Zoning/Use: RURAL
Topography: Level
Utilities: NoWater/NoSewer
Street: Paved

Sale Data
Sale Date: 10/05/2012
Sale Price: 0
Sale Type: Land Only
Financing: Unknown
Verified: Public Record
Validity: Related Parties

Reference 1: B2111P0126 B4417P0244 B4527P0003
Reference 2: R-03-031/A0 0000000000
Tran/Land/Bldg: 8 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 103

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Includes rows for various land descriptions and a summary row for 'Acpt Land' and 'Accepted Bldg'.

WISCASSET

Valuation Report

09/13/2022

Name: BATH SAVINGS TRUST COMPANY & JOY TRUSTEES, HERBERT L. CRAFTS CREDIT

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Account: 348 Card: 2 of 2

Map/Lot: Location:

R03-031-A FOYE ROAD

Neighborhood: RURAL WEST
Tree Growth: 2012
Zoning/Use: RURAL
Topography: Level
Utilities: NoWater/NoSewer
Street: Paved

Sale Data
Sale Date: 10/05/2012
Sale Price: 0
Sale Type: Land Only
Financing: Unknown
Verified: Public Record
Validity: Related Parties

Reference 1: B2111P0126 B4417P0244
Reference 2: R-03-031/A0 0000000000
Tran/Land/Bldg: 8 0 0
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 103

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Includes rows for Acres-Hardwood, Acres-Wasteland, and a total row for Acpt Land and Accepted Bldg.

WISCASSET

Valuation Report

09/13/2022

Name: BATH SAVINGS TRUST COMPANY & JOY

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TRUSTEES, HERBERT L. CRAFTS CREDIT

Map/Lot:

R03-031-A

Account: 348

Location:

FOYE ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	87,300	0	87,300	87,300	0	87,300
2	2,700	0	2,700	2,700	0	2,700
TOTAL	90,000	0	90,000	90,000	0	90,000

Neighborhood: RURAL WEST
Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 09/20/2010
Sale Price: 140,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B4325P0303
Reference 2: R-03-031/B0
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): 0 50 0 Land Schedule: 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600	
Total Acres 1.00						Land Total	39,600

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,120 Sqft	Grade B 95	Base	158,117
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,723
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1999	0	TYPICAL	TYPICAL	Average	Typical	161,840			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		89%	100% 100%	144,038			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	2002	240	C 100	2,598	Avq.	90%	100%	100%	2,338
Frame Garage	2017	672	C 100	18,680	Avq.	92%	100%	100%	17,186
1,960 SFLA						Outbuilding Total			19,524

Acpt Land 39,600 **Accepted Bldg** 163,600 **Total** 203,200

Name: GORDON, MICHAEL D

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GORDON, RITA E

Map/Lot:

R03-031-C

Account: 2456 Card: 1 of 1

Location:

7 FOYE ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 07/02/2009
Sale Price 80,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4168P0189
Reference 2 R03-031/C
Tran/Land/Bldg 0 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Spec, Condition, Replacement Cost, Value. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 2006, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Open Frame Porch, ONE STORY FRAME, Frame Garage, ONE STORY FRAME, 1,800 SFLA, and Outbuilding Total.

Acpt Land 32,400 Accepted Bldg 147,900 Total 180,300

WISCASSET

Valuation Report

09/13/2022

Name: BATH SAVINGS TRUST COMPANY & JOY

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TRUSTEES,HERBERT L. CRAFTS MARITAL

Map/Lot:

R03-031-D

Account: 346 Card: 1 of 1

Location:

400 GARDINER ROAD

Neighborhood	RURAL WEST	Sale Data
Tree Growth	2012	Sale Date 05/23/2012
Zoning/Use	RESIDENTIAL	Sale Price 30,000
Topography	Level	Sale Type Land & Buildings
Utilities	Drilled WellSeptic System	Financing Unknown
Street	Paved	Verified Public Record
		Validity Related Parties

Reference 1 B0763P0300 B4290P0128 B4527P0003

Reference 2 R-03-031/00 0000000000

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.19	Acres-Rear Land 1-10	2,000.00	380	100%		380
5.00	Acres-Hardwood	241.00	1,205	100%		1,205
Total Acres 6.19						Land Total 41,185

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
1 ST BARN.....	0						----- S O U N D V A L U E -----			400
Frame Shed	1940	406	E 100	1,839	Poor	25%	100%	100%		460
Outbuilding Total										860
Acpt Land		41,200		Accepted Bldg		900		Total		42,100

WISCASSET
 Name: GOUD, EDWARD C
 GOUD, WENDY S

Valuation Report

09/13/2022

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Account: 2154 Card: 1 of 1

Map/Lot: R03-032
 Location: 434 GARDINER ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B1489P0193
 Reference 2: R-03-032/00
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600	
4.58	Acres-Rear Land 1-10	2,000.00	9,160	100%		9,160	
Total Acres 5.58						Land Total	48,760

Dwelling Description

Replacement Cost New

Cape Cod	One Story	500 Sqft	Grade C 95	Base	43,178
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	809
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1928	0	TYPICAL	TYPICAL	Below Average	Typical	43,987
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		57%	100%	100%
						Value
						Rcnld
						25,073

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
1 Story/BASEMENT	1928	320	C 95	22,524	Avq-	57%	100%	100%	12,839
Unfinished Attic	1928	320	C 95	1,325	Avq-	57%	100%	100%	755
820 SFLA									Outbuilding Total
								13,594	

Acpt Land 48,800 **Accepted Bldg** 38,700 **Total** 87,500

WISCASSET

Valuation Report

09/13/2022

Name: GOUD, EDWARD C

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GOUD, WENDY S

Map/Lot:

R03-032-001

Account: 350 Card: 1 of 1

Location:

432 GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL

Topography Level

Utilities Drilled WellSeptic System

Street Paved

Reference 1 B2366P0084

Reference 2 R-03-032/01 0000000000

Tran/Land/Bldg 9 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1970	14X66	D 100	64.627	Fair	30%	50%	100%	9.694
924 SFLA						Outbuilding Total			9.694
Accpt Land		0	Accepted Bldg		9,700	Total			9,700

WISCASSET
 Name: GOUD, DUANE
 GOUD, PATRICIA L

Valuation Report

09/13/2022

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Account: 351 Card: 1 of 1

Map/Lot:
 Location:

R03-032-A
 442 GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1727P0005
 Reference 2 R-03-032/A0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.13	Acres-Rear Land 1-10	2,000.00	260	100%		260
Total Acres 1.13					Land Total	39,860

Dwelling Description

Replacement Cost New

Colonial	Two Story	576 Sqft	Grade B 100	Base	105,975
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,919
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,871
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built 1991	Renovated 1998	Kitchens TYPICAL	Baths TYPICAL	Condition Average	Layout Typical	Total
None	None	None	None	86%	100%	99,558
Functional Obsolescence						Value(Rcnld)
Economic Obsolescence						99,558

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2001	522	C 100	5,474	Avq.	89%	100%	100%	4,872
Open Frame Porch	1998	117	B 100	2,988	Avq.	88%	100%	100%	2,629
1 Story/BASEMENT	1998	247	B 100	21,045	Avq.	88%	100%	100%	18,520
1S AD/GAR.....	1998	896	B 100	68,082	Avq.	88%	100%	100%	59,912
Wood Deck	2001	64	C 100	803	Avq.	89%	100%	100%	715
Open Frame Porch	2001	668	B 100	15,819	Avq.	89%	100%	100%	14,079
1 Story/BASEMENT	1991	320	B 100	27,265	Avq.	86%	100%	100%	23,448
1,719 SFLA									
Outbuilding Total									124,175

Acpt Land

39,900

Accepted Bldg

223,700

Total

263,600

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Below Street Steep
Utilities Drilled Well Septic System
Street Paved

Reference 1 B2366P0084
Reference 2 R-03-032/B0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.02	Acres-Rear Land 1-10	2,000.00	40	100%		40
Total Acres 1.02					Land Total	39,640

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	768 Sqft	Grade C 100	Base	94,452
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1998	0	TYPICAL	TYPICAL	Average	Typical	94,452	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		88%	100%	100%	83,118

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2001	80	C 100	490	Avq.	89%	100%	100%	436
Frame Shed	2020	280	C 100	1,714	Avq.	92%	100%	100%	1,577
1,152 SFLA									
Outbuilding Total									2,013

Acpt Land

39,600

Accepted Bldg

85,100

Total

124,700

Neighborhood **RURAL WEST**

Zoning/Use **COMMERCIAL**
 Topography **Rolling**
 Utilities **Drilled WellSeptic System**
 Street **Paved**

Sale Data
 Sale Date **08/10/2012**
 Sale Price **1,300,000**
 Sale Type **Land & Buildings**
 Financing **Unknown**
 Verified **Public Record**
 Validity **Arms Length Sale**

Reference 1 **B4558P0060**
 Reference 2 **R-03-033/A0 LOT 1 MORSE SUBDIVISION**
 Tran/Land/Bldg **8 2 12**
 FARM LAND **0** OPEN SPACE **0**
 Exemption(s) Land Schedule **103**

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Commercial	45,000.00	45,000	100%		45,000	
1.00	Acres-Commercial Size Adj	4,500.00	4,500	100%		4,500	
5.00	Acres-Commercial Prime	49,500.00	247,500	100%		247,500	
1.80	Acres-Commercial 1-20	4,500.00	8,100	50%	Topography	4,050	
Total Acres 7.80						Land Total	301,050

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
GARAGE FRAME ..	1998	2176	C 100	81,708	Avq.	88%	100%	100%	71,903
APT	1998	1632	C 100	102,424	Avq.	88%	100%	100%	90,133
Open Frame Porch	1998	48	C 100	1,201	Avq.	88%	100%	100%	1,057
Open Frame Porch	1998	48	C 100	1,201	Avq.	88%	100%	100%	1,057
Wood Deck	1998	30	C 100	456	Avq.	88%	100%	100%	401
OFFICE WOOD.....	2001	280	C 100	17,573	Avq.	89%	100%	100%	15,640
GARAGE FRAME ..	2005	1125	C 100	43,872	Avq.	91%	100%	100%	39,924
APT	2017	1089	C 100	68,346	Avq.	92%	100%	100%	62,878
Wood Deck	2005	25	C 100	405	Avq.	91%	100%	100%	369
SELF STOR WAREHO	2003	5600	D 100	222,974	Avq.	90%	100%	100%	200,677
Outbuilding Total									484,039

Acpt Land 301,100 **Accepted Bldg** 484,000 **Total** 785,100

Neighborhood: RURAL WEST
 Zoning/Use: COMMERCIAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 08/10/2012
 Sale Price: 1,300,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B1747P0229
 Reference 2: R-03-033/A0 0000000000
 Tran/Land/Bldg: 8 2 12
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
SELF STOR WAREHO	2001	3300	D 100	131.749	Ava.	89%	100%	100%	117,257
SELF STOR WAREHO	2001	3300	D 100	131.749	Ava.	89%	100%	100%	117,257
SELF STOR WAREHO	2004	6000	D 100	238,839	Ava.	91%	100%	100%	217,343
SELF STOR WAREHO	2005	6000	D 100	238,839	Ava.	91%	100%	100%	217,343
WAREHOUSE WD....	2000	8060	D 100	304,436	Ava.	89%	100%	100%	270,948
WAREHOUSE WD....	2005	3875	D 100	146,363	Ava.	91%	100%	100%	133,190
PAVING.....	1998	5000	C 100	10,000	Ava.	88%	50%	100%	4,400
Wood Deck	2017	32	C 100	476	Ava.	92%	100%	100%	438
Wood Deck	2017	75	C 100	915	Ava.	92%	100%	100%	842
Outbuilding Total									1,079,018
Acpt Land		0	Accepted Bldg		1,079,000	Total			1,079,000

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	301,100	484,000	785,100	301,100	484,000	785,100
2	0	1,079,000	1,079,000	0	1,079,000	1,079,000
TOTAL	301,100	1,563,000	1,864,100	301,100	1,563,000	1,864,100

WISCASSET
 Name: MORSE, LESTER

Valuation Report

09/13/2022
 Page 457
 R03-033-001-A
 MORSE DRIVE

Account: 2590 Card: 1 of 1
 Map/Lot: Location:

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Level
 Utilities: NoWater/NoSewer
 Street: Paved

Reference 1
 Reference 2: R-03-033-001-A
 Tran/Land/Bldg: 0 1 16
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adi	3,600.00	3,600	100%		3,600
1.40	Acres-Rear Land 1-10	2,000.00	2,800	100%		2,800
Total Acres 2.40					Land Total	42,400

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
WAREHOUSE ST....	2013	2240	D 100	84.608	Avq.	92%	100%	100%	77,839	
Outbuilding Total									77,839	
Acpt Land		42,400	Accepted Bldg		77,800	Total		120,200		

WISCASSET

Valuation Report

09/13/2022

Name: GOLUBOW, NIKOLAI A

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GOLUBOW, MARIE

Map/Lot:

R03-033-002

Account: 2534 Card: 1 of 1

Location:

MORSE DRIVE

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level

Utilities

Street Paved

Sale Data	
Sale Date	04/01/2021
Sale Price	36,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2 R-03-033-002 LOT 2 MORSE SUBDIVISION

Tran/Land/Bldg 0 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
2.58	Acres-Rear Land 1-10	2,000.00	5,160	100%		5,160
Total Acres 3.58					Land Total	44,760

Acpt Land	44,800	Accepted Bldg	0	Total	44,800
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WISCASSET

Valuation Report

09/13/2022

Name: REED, DENISE E

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REED, KARTER K

Map/Lot:

R03-033-003

Account: 2535 Card: 1 of 1

Location:

MORSE DRIVE

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level

Utilities

Street Paved

Sale Data	
Sale Date	10/15/2021
Sale Price	40,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1

Reference 2 R-03-033-003

Tran/Land/Bldg 0 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.50	Acres-Rear Land 1-10	2,000.00	1,000	100%		1,000
Total Acres 1.50					Land Total	40,600

Accpt Land	40,600	Accepted Bldg	0	Total	40,600
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Valuation Report

Map/Lot:

R03-033-004

Account: 2536 Card: 1 of 1

Location:

48 MORSE DRIVE

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography

Utilities Drilled WellSeptic System

Street Paved

Sale Data	
Sale Date	12/15/2015
Sale Price	299,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2 R-03-033-004 LOT 4 MORSE SUBDIVISION

Tran/Land/Bldg 0 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.52	Acres-Rear Land 1-10	2,000.00	1,040	100%		1,040
Total Acres 1.52					Land Total	40,640

Dwelling Description

Replacement Cost New

Ranch	One Story	2,096 Sqft	Grade C 105	Base	205,940
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,771
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	GOOD	GOOD	Average	Typical	210,711
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	92%	100%	100%	193,854	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2008	528	C 105	16,170	Avq.	92%	100%	100%	14,876
Wood Deck	2008	200	C 100	2,190	Avq.	92%	100%	100%	2,015
Open Frame Porch	2008	36	C 100	958	Avq.	92%	100%	100%	881
Encl Frame Porch	2008	140	C 100	4,932	Avq.	92%	100%	100%	4,537
Frame Shed	2008	96	C 100	588	Avq.	92%	100%	100%	541
Frame Garage	2016	336	C 100	11,026	Avq.	92%	100%	100%	10,144
Frame Garage	2017	336	C 100	11,026	Avq.	92%	100%	100%	10,144
2,096 SFLA									43,138
Outbuilding Total									43,138

Acpt Land

40,600

Accepted Bldg

237,000

Total

277,600

WISCASSET

Valuation Report

09/13/2022

Name: COHEN, ALLEN S (J/T)

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COHEN, MELISSA

Map/Lot:

R03-033-B

Account: 354 Card: 1 of 1

Location:

GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level

Utilities Drilled WellSeptic System

Street Paved

Sale Data	
Sale Date	09/25/2001
Sale Price	40,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B2735P0307 09/01

Reference 2 R-03-033/B0 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
8.60	Acres-Rear Land 11-20	1,000.00	8,600	100%		8,600
Total Acres 19.60					Land Total	68,200

Acpt Land	68,200	Accepted Bldg	0	Total	68,200
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WISCASSET

Valuation Report

09/13/2022

Name: COHEN, ALLEN S

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COHEN, MELISSA

Map/Lot:

R03-033-C

Account: 2155 Card: 1 of 1

Location:

518 GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL

Topography Level

Utilities NoWater/NoSewer

Street Paved

Reference 1 B2379P0086

Reference 2 R-03-033/C0

Tran/Land/Bldg 1 2 12

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	45,000.00	45,000	100%		45,000
1.00	Acres-Commercial Size Adj	4,500.00	4,500	100%		4,500
1.30	Acres-Commercial Prime	49,500.00	64,350	100%		64,350
Total Acres 2.30					Land Total	113,850

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
WAREHOUSE ST....	1998	18200	C 100	799,344	Avq.	88%	70%	100%	492,396
PAVING.....	1998	7800	C 100	15,600	Avq.	88%	50%	100%	6,864
						Outbuilding Total			499,260

Accpt Land

113,900

Accepted Bldg

499,300

Total

613,200

WISCASSET

Valuation Report

09/13/2022

Name: MCGRATH, KAREN RUTH J/T

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JAMES, GORDON SCOTT

Map/Lot:

R03-034

Account: 355 Card: 1 of 1

Location: 524 GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level

Utilities Drilled WellSeptic System

Street Paved

Sale Data	
Sale Date	08/21/2013
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B4702P0283

Reference 2 R-03-034/00 SER#12232317

Tran/Land/Bldg 6 1 2

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	90%	Topoqrphry	32,400
0.92	Acres-HS Size Adj	3,600.00	3,312	100%		3,312
Total Acres 0.92					Land Total	35,712

Acpt Land	35,700	Accepted Bldg	0	Total	35,700
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WISCASSET
 Name: JAMES(HEIRS OF), SANDRA

Valuation Report

09/13/2022

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Account: 2659 Card: 1 of 1

Map/Lot:
 Location: 524 GARDINER ROAD

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B4702P0283
 Reference 2 R-03-034/00 SER#12232317
 Tran/Land/Bldg 6 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	1998	14X66	D 100	64.627	Avg-	65%	50%	100%	20,923
SLAB.....	1999	924	D 100	1.987	Avg-	78%	100%	100%	1,550
Wood Deck	1998	144	D 100	1.392	Avg.	88%	100%	100%	1,225
924 SFLA									
						Outbuilding Total			23,698
Acpt Land			0	Accepted Bldg		23,700	Total		23,700

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	COMMERCIAL	Sale Date
Topography	Level	Sale Price
Utilities	Drilled WellSeptic System	Sale Type
Street	Paved	Financing
		Verified
		Validity

Reference 1 B3978P0180 B3978P0182
 Reference 2 R-03-035/00 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	45,000.00	45,000	100%		45,000
1.00	Acres-Commercial Size Adj	4,500.00	4,500	100%		4,500
1.00	Acres-Commercial Prime	49,500.00	49,500	100%		49,500
4.20	Acres-Commercial 1-20	4,500.00	18,900	100%		18,900
Total Acres 6.20						Land Total
						117,900

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	2001	90	D 90	427	Fair	69%	100%	100%	295	
GARAGE FRAME ..	2005	2688	C 105	105,147	Avq.	91%	100%	100%	95,684	
OFFICE WOOD.....	2006	416	D 100	22,453	Avq.	92%	100%	100%	20,657	
Wood Deck	2006	208	D 100	1,954	Avq.	92%	100%	100%	1,798	
GARAGE FRAME ..	1985	576	C 105	25,314	Avq.	81%	100%	100%	20,504	
GARAGE FRAME ..	2010	1584	D 100	51,941	Avq-	82%	100%	100%	42,592	
Outbuilding Total									181,530	
Acpt Land		117,900	Accepted Bldg			181,500	Total		299,400	

Valuation Report

Account: 357 Card: 1 of 1

Location: 528 GARDINER ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Below Street
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 10/06/2021
Sale Price: 190,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B0787P0159
Reference 2: R-03-035/A0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
0.92	Acres-HS Size Adj	3,600.00	3,312	100%		3,312
Total Acres 0.92						39,312

Dwelling Description

Replacement Cost New

Ranch	One Story	1,056 Sqft	Grade C 100	Base	98,815
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,056	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Average	Typical	98,815
Functional Obsolescence				Phys. %	Func. %	Econ. %
None				79%	100%	100%
		Economic Obsolescence				Value(Rcnd)
		None				78,064

Acpt Land 39,300 **Accepted Bldg** 78,100 **Total** 117,400

Name: WARD, MARK V SR

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WARD, KANDY L

Map/Lot:

R03-035-C

Account: 359 Card: 1 of 1

Location:

534 GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B1747P0165
Reference 2 R-03-035/C0 0000000000
Tran/Land/Bldg 1 1 2
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck, Frame Garage, Frame Shed, ONE STORY FRAME, 14' Mobile Home, and 1,552 SFLA.

Accpt Land 43,000 Accepted Bldg 65,600 Total 108,600

WISCASSET
 Name: BARNES, SHAWN
 BARNES, RIDGE

Valuation Report

09/13/2022

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Account: 360 Card: 1 of 1

Map/Lot: R03-036
 Location: 560 GARDINER ROAD

Neighborhood: RURAL WEST
 Zoning/Use: COMMERCIAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 01/19/2011
 Sale Price: 89
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B1043P0113 B4135P0095 B4288P0008
 Reference 2: R-03-036/00 0000000000
 Tran/Land/Bldg: 8 2 12
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	45,000.00	45,000	100%		45,000
1.00	Acres-Commercial Size Adj	4,500.00	4,500	100%		4,500
6.00	Acres-Commercial 1-20	4,500.00	27,000	100%		27,000
20.00	Acres-Rear Land 11-20	1,000.00	20,000	100%		20,000
5.00	R 20+-Rear 20+	500.00	2,500	100%		2,500
Total Acres 32.00						99,000
						Land Total

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
RESTAURANT	1986	1568	C 100	221,370	Avq.	82%	100%	100%	181,523
Finished Attic	1986	1568	C 100	25,182	Avq.	82%	100%	100%	20,649
Encl Frame Porch	2018	100	C 100	3,626	Avq.	92%	100%	100%	3,336
627 SFLA						Outbuilding Total			205,508

Acpt Land 99,000 **Accepted Bldg** 205,500 **Total** 304,500

Account: 362 Card: 1 of 1

Map/Lot: R03-037
 Location: 568 GARDINER ROAD

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Above Street
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 08/17/2017
 Sale Price: 0
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B1043P0113 B4135P0095
 Reference 2: R-03-037/00 0000000000
 Tran/Land/Bldg: 8 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
13.00	Acres-Rear Land 11-20	1,000.00	13,000	100%		13,000
89.46	R 20+-Rear 20+	500.00	44,730	100%		44,730
Total Acres 113.46						Land Total 117,330

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	740 Sqft	Grade B 95	Base	101,415
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	TYPICAL	TYPICAL	Fair	Typical	103,897
Functional Obsolescence						Value(Rcnld)
None						43,637

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1900	280	B 95	1,872	Fair	42%	100%	100%	786
Unfinished Attic	1850	412	B 95	1,962	Fair	42%	100%	100%	824
ONE STORY FRAME	1850	412	B 95	28,249	Fair	42%	100%	100%	11,865
Encl Frame Porch	1850	248	B 95	9,241	Fair	42%	100%	100%	3,881
Frame Shed	1970	412	E 100	1,866	Poor	36%	100%	100%	672
1.25 ST BARN....	1900	1064	C 100	33,431	Avq.	65%	100%	100%	21,730
1 ST BARN.....	1950	4800	D 100	95,100	Avq-	57%	25%	100%	13,552
Frame Shed	1850	980	E 100	4,439	Poor	25%	40%	100%	444
Frame Shed	2005	128	C 100	783	Avq.	91%	100%	100%	713
1,522 SFLA									54,467
Outbuilding Total									54,467

Acpt Land 117,300 **Accepted Bldg** 98,100 **Total** 215,400

Name: BARNES, SHAWN

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BARNES, RIDGE W

Map/Lot:

R03-038-A

Account: 2214 Card: 1 of 1

Location: 572 GARDINER ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Rolling
Utilities: Drilled WellSeptic System
Street: Private

Sale Data
Sale Date: 08/12/2021
Sale Price: 250,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Related Parties

Reference 1: B2585P0316

Reference 2: R-03-038/A

Tran/Land/Bldg: 4 1 11

FARM LAND: 0 OPEN SPACE: 0

Exemption(s): Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, Acres-Softwood, Acres-Mixed Wood, Acres-Hardwood, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Dwelling Description, Dwelling Description, Dwelling Description, Replacement Cost New, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, and Value(Rcnd).

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnd. Rows include 1 Story/BASEMENT, Wood Deck, Canopy, and 3,129 SFLA.

Acpt Land 63,000 Accepted Bldg 224,300 Total 287,300

WISCASSET

Valuation Report

09/13/2022

Name: BARNES, SHAWN

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BARNES, RIDGE

Map/Lot:

R03-040

Account: 365 Card: 1 of 1

Location: 592 GARDINER ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Steep
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 05/31/2013
Sale Price: 40,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Other Non Valid

Reference 1: B4670P0214
Reference 2: R-03-040/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.89 Acres-HS Size Adj, and Total Acres 0.89.

Dwelling Description

Replacement Cost New

Table with 5 columns: Description, Material/Type, Area/Value, Condition, and Replacement Cost. Rows include Conventional Exterior Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 1940, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, and Value(Rcnld).

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck and 910 SFLA.

Acpt Land 39,200 Accepted Bldg 27,400 Total 66,600

Name: OAKES, KELLIE L. GARDNER J/T

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OAKES, JOHN E

Map/Lot:

R03-041

Account: 366 Card: 1 of 1

Location:

602 GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 11/16/2011
Sale Price 101,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B4460P0199
Reference 2 R-03-041/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.80 Acres-HS Size Adj, and Total Acres 0.80.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Dwelling Description, Price/Unit, Replacement Cost New, Influence, Value. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1840, 0 TYPICAL, TYPICAL, Above Average, Typical, 114,985.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Open Frame Porch, Encl Frame Porch, Wood Deck, Frame Garage, Frame Shed, 1,536 SFLA.

Acpt Land 38,900 Accepted Bldg 106,300 Total 145,200

Name: JONES, CHRISTOPHER J/T

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RAMANNA, MANASI

Map/Lot:

R03-042

Account: 367 Card: 1 of 1

Location: 612 GARDINER ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Above Street
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 10/21/2010
Sale Price: 0
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Related Parties

Reference 1: B4333P0281
Reference 2: R-03-042/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Replacement Cost New, and Value. Rows include Colonial Exterior Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Deferred Maintenance, Outbuildings/Additions/Improvements, and a summary row for Total.

Acpt Land

42,600

Accepted Bldg

40,500

Total

83,100

WISCASSET
 Name: JONES, CHRISTOPHER R

Valuation Report

09/13/2022

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Map/Lot:
 Location:

R03-042-A

0 GARDINER ROAD

Account: 2356 Card: 1 of 1

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 04/14/2005
 Sale Price: 0
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B3712P0279
 Reference 2: R-3-42/A
 Tran/Land/Bldg: 1 1 15
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 103

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	95%	Topoqrphry	34,200	
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600	
1.10	Acres-Rear Land 1-10	2,000.00	2,200	100%		2,200	
Total Acres 2.10					Land Total	40,000	
Accpt Land		40,000	Accepted Bldg		0	Total	40,000

Valuation Report

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	COMMERCIAL	Sale Date
Topography	Level	Sale Price
Utilities	Drilled WellSeptic System	Sale Type
Street	Paved	Financing
		Verified
		Validity

Reference 1 B4537P0158
 Reference 2 R-03-043/00 STEELE'S LANDSCAPING, INC.
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	45,000.00	45,000	100%		45,000
1.00	Acres-Commercial Size Adj	4,500.00	4,500	100%		4,500
1.00	Acres-Commercial Prime	49,500.00	49,500	100%		49,500
5.32	Acres-Commercial 1-20	4,500.00	23,940	100%		23,940
Total Acres 7.32						Land Total
						122,940

Outbuildings/ Additions/ Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
WAREHOUSE ST....	2012	4800	D 100	181,302	Avq-	82%	100%	100%	148,668	
Frame Shed	1997	252	C 100	1,542	Avq.	87%	100%	100%	1,342	
Frame Shed	1997	252	C 100	1,542	Avq.	87%	100%	100%	1,342	
Frame Shed	2001	261	C 100	1,597	Avq.	89%	100%	100%	1,421	
Outbuilding Total									152,773	
Acpt Land		122,900	Accepted Bldg		152,800	Total		275,700		

Neighborhood: RURAL WEST
Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 06/01/2000
Sale Price: 40,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B2576P0229
Reference 2: R-03-043/03 0000000000
Tran/Land/Bldg: 1 1 2
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.07	Acres-Rear Land 1-10	2,000.00	140	100%		140
Total Acres 1.07						Land Total 39,740

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,512 Sqft	Grade D 100	Base	86,913
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-12,925
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,908
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,846
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	TYPICAL	TYPICAL	Average	Typical	76,050
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		85%	100% 100%	64,642
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Frame Shed	1983	120	D 100	631	Avg.	505
1,512 SFLA						505
Outbuilding Total						505

Acpt Land 39,700 **Accepted Bldg** 65,100 **Total** 104,800

Neighborhood: RURAL WEST
Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 12/23/2021
Sale Price: 266,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B2403P0108
Reference 2: R-03-043/04 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.06	Acres-Rear Land 1-10	2,000.00	120	100%		120
Total Acres 1.06			Land Total			39,720

Dwelling Description				Replacement Cost New	
Ranch	One Story	936 Sqft	Grade C 105	Base	91,966
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-2,442
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1990	2002	TYPICAL	TYPICAL	Average	Typical	89,524				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	85%	100%	100%	76,095					
Outbuildings/Additions/Improvements						Value				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Frame Garage	2002	480	C 100	14,307	Avq.	90%	100%	100%	12,876	
ONE STORY FRAME	2002	576	C 100	36,150	Avq.	90%	100%	100%	32,535	
Frame Shed	2003	100	C 100	612	Avq.	90%	100%	100%	551	
Wood Deck	2003	288	C 100	3,088	Avq.	90%	100%	100%	2,779	
1,512 SFLA						Outbuilding Total			48,741	
Acpt Land		39,700		Accepted Bldg		124,800		Total		164,500

Neighborhood: RURAL WEST
Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 03/24/2006
Sale Price: 126,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B3652P0051 03/06
Reference 2: R-03-043/05 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.04	Acres-Rear Land 1-10	2,000.00	80	100%		80
Total Acres 1.04					Land Total	39,680

Dwelling Description

Replacement Cost New

Ranch	One Story	1,120 Sqft	Grade C 105	Base	110,044
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1989	0	TYPICAL	TYPICAL	Average	Typical	110,044	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)	
None		None		85%	100% 100%	93,537	
Outbuildings/Additions/Improvements						Value Rcnld	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ		
Wood Deck	1983	372	C 100	3,944 Avg.	80% 100% 100%	3,155	
1,120 SFLA						Outbuilding Total	3,155

Acpt Land 39,700 **Accepted Bldg** 96,700 **Total** 136,400

Name: CHILD, MATHEW T

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CHILD, MARIAH M,

Map/Lot:

R03-043-A

Account: 372 Card: 1 of 1

Location: 31 WEST VIEW ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 01/26/2018
Sale Price 285,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2842P0057 04/02
Reference 2 R-03-043/A0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, Acres-Wasteland, Acres-Mixed Wood, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Dwelling Units, Foundation, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area, Replacement Cost New. Rows include Two & 1/2 Story, CLAPBOARD, 1 OTHER Units-0, Concrete, 100% Hot Water BB, 9 HEARTH, 4 Add Fixtures, 2 Half Baths, Floor & Stairs, 0, Full, NONE.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1985, 0 TYPICAL, GOOD, Above Average, Typical, 194,499.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include 1.50 ST GARAGE.., Frame Shed, Open Frame Porch, Wood Deck, 1/2S AD/GAR....., Encl Frame Porch, Frame Shed, 1 & 1/2 STORY FR, 2,515 SFLA, and Outbuilding Total.

Acpt Land 48,200 Accepted Bldg 235,100 Total 283,300

WISCASSET

Valuation Report

09/13/2022

Name: BAILEY, PHILIP B

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BAILEY, CINDY

Map/Lot:

R03-043-A1

Account: 2486 Card: 1 of 1

Location: 28 WEST VIEW ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 09/21/2020
Sale Price: 279,500
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B3748P0299 B3974P0036

Reference 2: R-3-43/A1

Tran/Land/Bldg: 0 1 11

FARM LAND: 0 OPEN SPACE: 0

Exemption(s): Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area, Replacement Cost New. Rows include Two Story, ALUM/VINYL, 1 OTHER Units-0, Concrete, None, 100% Hot Water BB, 6, 3, 2, None, 0, Full, NONE.

Dwelling Condition

Table with 7 columns: Built 2008, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 0 TYPICAL, TYPICAL, Average, Typical, 188,352, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Acpt Land 45,200 Accepted Bldg 173,300 Total 218,500

Name: MIETE, DAVID P

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MIETE, BONNIE L

Map/Lot:

R03-043-B

Account: 373 Card: 1 of 1

Location: 686 GARDINER ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B1234P0267
Reference 2: R-03-043/B0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 0 50 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.94 Acres-HS Size Adj, and Total Acres 0.94.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1975, 0 TYPICAL, TYPICAL, Average, Typical, 160,136.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 79%, 100%, 100%, 126,507.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck, Frame Shed, 1,192 SFLA.

Acpt Land 39,400 Accepted Bldg 132,000 Total 171,400

Name: SMITH, STEVEN (J/T)

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SMITH, ALISA

Map/Lot:

R03-043-C

Account: 374 Card: 1 of 1

Location: 23 WEST VIEW ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 07/16/2001
Sale Price: 104,700
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B2710P0020 07/01
Reference 2: R-03-043/CO 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Price/Unit, Grade, Replacement Cost New, Value. Rows include Colonial Exterior, Foundation, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, and Unfin. Living Area.

Dwelling Condition

Table with 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Functional Obsolescence, Outbuildings/Additions/Improvements, and 1,560 SFLA.

Acpt Land

41,800

Accepted Bldg

112,900 Total

154,700

WISCASSET
 Name: BARNES, SHAWN M

Valuation Report

09/13/2022

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Map/Lot:

R03-043-D

Account: 375 Card: 1 of 1

Location:

GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level

Utilities
 Street Paved

Sale Data	
Sale Date	03/10/2016
Sale Price	3,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Foreclosure

Reference 1 B3686P0088
 Reference 2 R-03-043/D0 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	25%	Topoqrphry	9,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.10	Acres-Rear Land 1-10	2,000.00	200	50%	Topoqrphry	100
Total Acres 1.10					Land Total	12,700

Accpt Land	12,700	Accepted Bldg	0	Total	12,700
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WISCASSET
 Name: NEWMAN, CAREY L

Valuation Report

09/13/2022

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Map/Lot:

R03-043-E

Account: 2083 Card: 1 of 1

Location:

GARDINER ROAD

Neighborhood RURAL WEST

Sale Data	
Sale Date	03/28/2022
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use RURAL
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Semi-Improved

Reference 1 B2235P02900

Reference 2 R-03-043/E

Tran/Land/Bldg 0 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.33	Acres-Rear Land 1-10	2,000.00	660	100%		660
Total Acres 1.33					Land Total	40,260

Accpt Land	40,300	Accepted Bldg	0	Total	40,300
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WISCASSET
 Name: LUCAS, MICHAEL E
 LUCAS, ANNA P

Valuation Report

09/13/2022

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Account: 2084 Card: 1 of 1

Map/Lot:
 Location:

R03-043-F
 GARDINER ROAD

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 11/04/2021
 Sale Price 51,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B2244P0077
 Reference 2 R-03-043/F
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.60	Acres-Rear Land 1-10	2,000.00	1,200	100%		1,200
Total Acres 1.60					Land Total	40,800
Accpt Land		40,800	Accepted Bldg		0	Total
						40,800

WISCASSET
 Name: SOULE, RAYMOND A

Valuation Report

09/13/2022

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Map/Lot:

R03-043-G

Account: 2085 Card: 1 of 1

Location:

668 GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2235P0294

Reference 2 R-03-043/G

Tran/Land/Bldg 1 1 3

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.12	Acres-Rear Land 1-10	2,000.00	240	100%		240
Total Acres 1.12					Land Total	39,840

Accpt Land	39,800	Accepted Bldg	0	Total	39,800
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WISCASSET
 Name: SOULE, RAYMOND

Valuation Report

09/13/2022

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Map/Lot:

R03-043-G1

Account: 2595 Card: 1 of 1

Location:

668 GARDINER ROAD

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/02/2013
 Sale Price 0
 Sale Type Mobile Home
 Financing Unknown
 Verified Buyer
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	1995	14X76	D 100	72,439	Avq.	67%	50%	100%	24,319
1,064 SFLA						Outbuilding Total			24,319
Acpt Land			0	Accepted Bldg		24,300	Total		24,300

Valuation Report

Map/Lot:

R03-043-H

Account: 2301 Card: 1 of 1

Location:

664 GARDINER ROAD

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 11/15/2006
 Sale Price: 45,000
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B3771P0225
 Reference 2: R-03-043/H
 Tran/Land/Bldg: 1 1 2
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.12	Acres-Rear Land 1-10	2,000.00	240	100%		240
Total Acres 1.12					Land Total	39,840

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1987	14X66	C 100	86,328	Avq.	52%	50%	100%	22,404
Wood Deck	2002	128	C 100	1,456	Avq.	90%	100%	100%	1,310
Frame Shed	2002	90	C 100	551	Avq.	90%	100%	100%	496
924 SFLA						Outbuilding Total			24,210
Acpt Land		39,800	Accepted Bldg			24,200	Total		64,000

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/07/2002
 Sale Price 19,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B2866P0207 B4135P0095
 Reference 2 SHAWN BARNES BENIFICIARY RTODD
 Tran/Land/Bldg 7 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
4.12	R 20+-Rear 20+	500.00	2,060	100%		2,060
Total Acres 25.12						71,660

Land Total

Dwelling Description

Replacement Cost New

Cottage/Camp	One Story	480 Sqft	Grade D 90	Base	33,110
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-3,957
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,978
Rooms	0	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	TYPICAL	TYPICAL	Average	Typical	27,175
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	25,001
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Frame Shed	2016	160	C 100	979	Avq.	901
Canopy	2017	800	D 100	6,982	Avq.	6,423
480 SFLA						7,324
Outbuilding Total						7,324

Acpt Land 71,700 **Accepted Bldg** 32,300 **Total** 104,000

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities Dugwell/LakeSeptic System
 Street Paved

Sale Data
 Sale Date 10/10/2017
 Sale Price 40,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B0830P0288 B4446P0156
 Reference 2 R-03-044/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
7.00	R 20+-Rear 20+	500.00	3,500	100%		3,500
Total Acres 28.00			Land Total			73,100

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1960	1512	D 100	7,958	Avq.	69%	100%	100%	5,491
14' Mobile Home	2000	14X72	D 100	69,314	Avq.	77%	50%	100%	26,570
SLAB.....	2020	1008	D 100	2,167	Avq.	92%	100%	100%	1,994
Wood Deck	2020	160	D 100	1,533	Avq.	92%	100%	100%	1,410
Wood Deck	2020	192	D 100	1,813	Avq.	92%	100%	100%	1,668
1,008 SFLA						Outbuilding Total			37,133

Acpt Land 73,100 **Accepted Bldg** 37,100 **Total** 110,200

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RURAL	Sale Date 10/10/2017
Topography	Rolling	Sale Price 40,000
Utilities	Dugwell/LakeSeptic System	Sale Type Land & Buildings
Street		Financing Unknown
		Verified Public Record
		Validity Other Non Valid

Reference 1	B0830P0288		
Reference 2	R-03-044/00 0000000000		
Tran/Land/Bldg	1	1	11
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Dwelling Description				Replacement Cost New	
Other	One & 1/2 Story	384 Sqft	Grade D 100	Base	35,822
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-4,455
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	100% None	Heat	-1,934
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1990	0	OLD TYPE	Obsolete	Fair	Typical	29,433			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete		None		64%	74%	100%	13,939		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1990	192	D 100	1,813	Avq.	84%	100%	100%	1,523
ONE STORY FRAME	2004	320	C 100	20,083	Avq.	91%	100%	100%	18,276
Frame Shed	1990	288	D 100	1,516	Fair	64%	100%	100%	970
896 SFLA									
						Outbuilding Total		20,769	
Acpt Land			0	Accepted Bldg		34,700	Total		34,700

WISCASSET
Name: BARNES, SHAWN M

Valuation Report

09/13/2022

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Map/Lot:

R03-044

Account: 376

Location:

704 GARDINER ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	73,100	37,100	110,200	73,100	37,100	110,200
2	0	34,700	34,700	0	34,700	34,700
TOTAL	73,100	71,800	144,900	73,100	71,800	144,900

WISCASSET

Valuation Report

09/13/2022

Name: MARCOUX, CHRISTOPHER M

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MARCOUX, BONNIE J

Map/Lot:

R03-045

Account: 377 Card: 1 of 1

Location:

157 GIBBS ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Below Street
Utilities NoWater/NoSewer
Street Paved

Sale Data
Sale Date 06/04/2020
Sale Price 55,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Split/Assemblage

Reference 1 B0595P0009
Reference 2 R-03-045/00 0000000000
Tran/Land/Bldg 1 1 4
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 11-20, R 20+-Rear 20+, and Land Total.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Percent Good (Func, Econ), Value Rcnld. Rows include Frame Shed, Wood Deck, and CAMP OR CABIN... with a total value of 1,869.

Acpt Land 84,500 Accepted Bldg 1,900 Total 86,400

Neighborhood: RURAL WEST
Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 03/31/2004
Sale Price: 101,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Related Parties

Reference 1: B3265P0190 B4721P0239
Reference 2: R-03-046/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
0.92	Acres-HS Size Adj	3,600.00	3,312	100%		3,312	
Total Acres 0.92						Land Total	39,312

Dwelling Description

Replacement Cost New

Ranch	One Story	1,192 Sqft	Grade C 105	Base	119,461
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1117 Sqft, Grade D	Basement Gar	2 CAR	Fin Bsmt	46,539
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,771
Attic	None			Attic	0
FirePlaces	2			Fireplace	7,158
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	TYPICAL	TYPICAL	Below Average	Typical	177,929
Functional Obsolescence						Value(Rcnld)
None						117,433

Outbuildings/Additions/Improvements				Percent Good			Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
1SGAR/BSMT.....	1965	650	C 105	26,821	Avq-	66%	100%	100%	17,702	
Open Frame Porch	1965	33	C 105	943	Avq-	66%	100%	100%	622	
Open Frame Porch	1965	24	C 105	751	Avq-	66%	100%	100%	496	
1 Story/BASEMENT	1965	154	C 105	11,980	Avq-	66%	100%	100%	7,907	
1,346 SFLA									Outbuilding Total	26,727

Acpt Land	39,300	Accepted Bldg	144,200	Total	183,500
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Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 10/22/2019
Sale Price 275,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2161P0167
Reference 2 R-03-047/00 0000000000
Tran/Land/Bldg 8 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
21.00	Acres-Wasteland	60.00	1,260	100%		1,260
Total Acres 32.00						Land Total 60,860

Dwelling Description

Replacement Cost New

Multi Family	One Story	1,064 Sqft	Grade C 105	Base	99,564
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	4 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,898
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-4,363
Rooms	16	HEARTH		HEARTH	0
Bedrooms	4	Add Fixtures	3		
Baths	4	Half Baths	0	Plumbing	17,892
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	101,195
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		Other.....		79%	84%	80%
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Phy
TWO STORY FRAME	1975	672	C 105	72,176	Avq.	79%
Open Frame Porch	1975	72	C 105	1,771	Avq.	79%
Frame Shed	1975	192	C 100	1,175	Avq.	76%
Frame Shed	1975	192	C 100	1,175	Avq.	76%
Frame Shed	1975	16	C 105	103	Avq.	79%
Frame Shed	1975	40	C 100	245	Avq.	76%
Open Frame Porch	1975	204	C 105	4,578	Avq.	79%
2,408 SFLA						Outbuilding Total 43,972

Acpt Land 60,900 **Accepted Bldg** 97,700 **Total** 158,600

Neighborhood: RURAL WEST
Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 10/22/2019
Sale Price: 275,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B2161P0167
Reference 2: R-03-047/00 0000000000
Tran/Land/Bldg: 8 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Dwelling Description				Replacement Cost New	
Conventional	One Story	480 Sqft	Grade D 100	Base	36,053
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-5,569
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	100% None	Heat	-1,612
Rooms	3	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout			Total		
Built	Renovated	Kitchens	Baths	Condition	Layout			Total		
1975	0	TYPICAL	TYPICAL	Average	Typical			28,872		
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	79%	100%	100%	22,809					
Outbuildings/Additions/Improvements					Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	1975	72	D 100	760	Avq.	79%	100%	100%	600	
480 SFLA									600	
Acpt Land					0	Accepted Bldg		23,400	Total	23,400

Neighborhood RURAL WEST
Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 10/22/2019
Sale Price 275,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2161P0167
Reference 2 R-03-047/00 0000000000
Tran/Land/Bldg 8 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,072 Sqft	Grade C 105	Base	105,328
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	804 Sqft, Grade D	Basement Gar	2 CAR	Fin Bsmt	34,552
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,771
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,361
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout			Total		
Built	Renovated	Kitchens	Baths	Condition	Layout			Total		
1966	0	TYPICAL	TYPICAL	Average	Typical			150,012		
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	75%	100%	100%	112,509					
Outbuildings/Additions/Improvements					Percent Good				Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
1SGAR/BSMT.....	1966	672	C 105	27,609	Avq.	75%	100%	100%	20,707	
Encl Frame Porch	1966	120	C 105	4,492	Avq.	75%	100%	100%	3,369	
Patio	1966	64	C 105	672	Avq.	75%	100%	100%	504	
Wood Deck	1990	78	C 105	993	Avq.	75%	100%	100%	745	
Frame Shed	1984	352	C 100	2,154	Avq.	81%	100%	100%	1,745	
1,072 SFLA									27,070	
Acpt Land					0	Accepted Bldg		139,600	Total	139,600

WISCASSET
Name: WEST 207, LLC

Valuation Report

09/13/2022

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Map/Lot:

R03-047

Account: 379

Location:

728 GARDINER ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	60,900	97,700	158,600	60,900	97,700	158,600
2	0	23,400	23,400	0	23,400	23,400
3	0	139,600	139,600	0	139,600	139,600
TOTAL	60,900	260,700	321,600	60,900	260,700	321,600

WISCASSET

Valuation Report

09/13/2022

Name: SOKOLOWSKI, JAN & CARRIE
SOKOLOWSKI, JR., MICHAEL

Page 499

Map/Lot:

R03-048

Account: 380 Card: 1 of 1

Location:

GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B1697P0213
Reference 2 R-03-048/00 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
5.00	R 20+-Rear 20+	500.00	2,500	100%		2,500
Total Acres 26.00					Land Total	72,100

Acpt Land	72,100	Accepted Bldg	0	Total	72,100
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Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 11/15/2017
 Sale Price: 110,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Other Non Valid

Reference 1: B3063P0224 (05/03)
 Reference 2: R-03-049/00 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
2.00	Acres-Rear Land 1-10	2,000.00	4,000	100%		4,000
Total Acres 3.00						Land Total 43,600

Dwelling Description

Replacement Cost New

Multi Family	Two Story	986 Sqft	Grade B 95	Base	153,599
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9	HEARTH			
Bedrooms	5	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	12,411
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	TYPICAL	TYPICAL	Average	Typical	166,010			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
LAYOUT.....		None		65%	93% 100%	100,353			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1900	588	B 95	47,595	Avg.	65%	93%	100%	28,771
Encl Frame Porch	2003	120	C 100	4,278	Avg.	90%	100%	100%	3,850
2,560 SFLA	Outbuilding Total								32,621
Acpt Land		43,600	Accepted Bldg		133,000	Total		176,600	

Name: PARKER, KYLE A

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AMBROSE, LINDSEA J

Map/Lot:

R03-050

Account: 382 Card: 1 of 1

Location:

778 GARDINER ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 08/01/2018
Sale Price: 104,500
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B1083P0063
Reference 2: R-03-050/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Dwelling Description, Price/Unit, Grade, Replacement Cost New, Value. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 1969, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Below Average, Layout Typical, Total 130,558.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Frame Garage, Encl Frame Porch, Patio, and Outbuilding Total.

Acpt Land 40,400 Accepted Bldg 107,500 Total 147,900

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B3015P0316 03/03
Reference 2: R-03-051/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.60	Acres-Rear Land 1-10	2,000.00	1,200	100%		1,200
Total Acres 1.60					Land Total	40,800

Dwelling Description

Replacement Cost New

Ranch	One Story	1,200 Sqft	Grade C 95	Base	106,676
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Average	Typical	106,676
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		73%	100% 100%	77,873

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1960	572	C 95	15,582	Avq.	73%	100%	100%	11,375
Encl Frame Porch	1960	125	C 95	4,220	Avq.	73%	100%	100%	3,081
Wood Deck	1960	420	C 95	4,212	Avq.	73%	100%	100%	3,075
Frame Shed	1960	360	D 100	1,895	Avq.	69%	100%	100%	1,308
Frame Shed	1960	168	C 100	1,028	Avq.	69%	100%	100%	709
AB.GR. POOL.....	1960	1	C 100	1,000	Avq.	99%	100%	100%	990
1,200 SFLA									20,538

Acpt Land	40,800	Accepted Bldg	98,400	Total	139,200
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Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B0595P0148
 Reference 2 R-03-052/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 11 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%	Access	3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%	Topoqraphy	20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%	Topoqraphy	10,000
11.00	R 20+-Rear 20+	500.00	5,500	100%	Topoqraphy	5,500
Total Acres 32.00						75,100
						Land Total

Dwelling Description

Replacement Cost New

Other	One Story	1,056 Sqft	Grade C 100	Base	84,699
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	2	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,408
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,056	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	1970	None	None	Average	Typical	81,291
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
STYLE.....		None		73%	65%	100%
						Value(Rcnld)
						38,573

Acpt Land 75,100 **Accepted Bldg** 38,600 **Total** 113,700

WISCASSET

Valuation Report

09/13/2022

Name: **BLAGDEN, ROBERT L**

Page 504

BLAGDEN, MARLA S

Map/Lot:

R03-053

Account: 385 Card: 1 of 1

Location: GARDINER/GIBBS ROADS

Neighborhood **RURAL WEST**

Zoning/Use **RURAL**

Topography **Level**

Utilities **NoWater/NoSewer**

Street **Paved**

Reference 1 **B1495P0638**

Reference 2 **R-03-053/00 0000000000**

Tran/Land/Bldg **1 1 15**

FARM LAND **0 OPEN SPACE 0**

Exemption(s) **Land Schedule 103**

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
3.50	R 20+-Rear 20+	500.00	1,750	100%		1,750
Total Acres 24.50					Land Total	71,350

Acpt Land	71,400	Accepted Bldg	0	Total	71,400
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WISCASSET
 Name: HOWARD, JEFFREY E

Valuation Report

09/13/2022

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Map/Lot:

R03-053-001

Account: 2168 Card: 1 of 1

Location:

824 GARDINER ROAD

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B0000P0000
 Reference 2 R03-053/01
 Tran/Land/Bldg 6 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	1995	14X76	D 100	72,439	Avg.	67%	50%	100%	24,319
Wood Deck	1999	96	D 100	971	Fair	68%	100%	100%	660
Frame Shed	2002	144	D 100	758	Avg.	90%	100%	100%	682
Frame Shed	2005	80	D 100	421	Avg.	91%	100%	100%	383
1,064 SFLA						Outbuilding Total			26,044
Acpt Land		0	Accepted Bldg		26,000	Total			26,000

Neighborhood: RURAL WEST
Zoning/Use: RURAL
Topography: Rough
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 02/01/1995
Sale Price: 1,000
Sale Type: Land Only
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B2089P0249
Reference 2: R-03-053/A0 0000000000
Tran/Land/Bldg: 6 1 2
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): 50 0 0 Land Schedule: 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.57	Acres-Rear Land 1-10	2,000.00	1,140	100%		1,140
Total Acres 1.57					Land Total	40,740

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,404 Sqft	Grade D 100	Base	80,705
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-12,859
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,404	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2013	0	TYPICAL	TYPICAL	Average	Typical	70,777	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		92%	100%	100%	65,115

Acpt Land 40,700 **Accepted Bldg** 65,100 **Total** 105,800

Neighborhood: RURAL WEST
Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 01/30/2003
Sale Price: 124,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B2995P0005 01/03
Reference 2: R-03-054/01 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.20	Acres-Rear Land 1-10	2,000.00	400	100%		400
Total Acres 1.20					Land Total	40,000

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	720 Sqft	Grade B 95	Base	98,674
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1978	0	TYPICAL	TYPICAL	Average	Typical	98,674			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		80%	100% 100%	78,939			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
1.50 ST BARN....	2004	528	C 100	22,994	Avg.	91%	100%	100%	20,925
1,080 SFLA	Outbuilding Total								20,925

Acpt Land 40,000 **Accepted Bldg** 99,900 **Total** 139,900

Name: BLAGDEN, ROBERT L

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BLAGDEN, MARLA S

Map/Lot:

R03-054-002

Account: 389 Card: 1 of 1

Location:

842 GARDINER ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Below Street
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B0992P0186
Reference 2: R-03-054/02 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Value, Condition, Material/Type, Value. Rows include Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Summary table for Dwelling Condition with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include 1S AD/GAR, Swimming Pool, Frame Shed, Wood Deck, and 645 SFLA.

Accept Land: 44,400 Accepted Bldg: 121,300 Total: 165,700

WISCASSET

Valuation Report

09/13/2022

Name: BLAGDEN, ROBERT L

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BLAGDEN, MARLA S

Map/Lot:

R03-054-003

Account: 390 Card: 1 of 1

Location:

848 GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B1310P0278
Reference 2 R-03-054/03 0000000000
Tran/Land/Bldg 8 1 16
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Percent Good (Func, Econ), Value Rcnld. Rows include ST BARN, ST SHED, and ST SHED.

Summary table with 4 columns: Acpt Land (40,000), Accepted Bldg (14,900), Total (54,900).

Valuation Report

Account: 391 Card: 1 of 1

Location: 856 GARDINER ROAD

Neighborhood: RURAL WEST
Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 02/26/2002
Sale Price: 0
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B2816P0161
Reference 2: R-03-054/04 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.20	Acres-Rear Land 1-10	2,000.00	400	100%		400
Total Acres 1.20					Land Total	40,000

Dwelling Description

Replacement Cost New

Colonial	Two Story	736 Sqft	Grade C 105	Base	133,335
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,230
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-6,036
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1980	0	TYPICAL	TYPICAL	Average	Typical	119,069			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		81%	100% 100%	96,446			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1980	144	C 105	9,489	Avq.	81%	100%	100%	7,686
1.25 ST GARAGE..	1980	576	C 100	25,531	Avq.	79%	100%	100%	20,169
Wood Deck	1980	448	C 105	4,956	Avq.	81%	100%	100%	4,014
Frame Shed	1980								200
1,616 SFLA				----- S O U N D V A L U E -----					
Outbuilding Total									32,069

Acpt Land 40,000 **Accepted Bldg** 128,500 **Total** 168,500

Name: TRINGALI, ARTHUR D

TRINGALI, KRISTEN

Map/Lot:

R03-054-005

Account: 392 Card: 1 of 1

Location:

860 GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 09/24/2019
Sale Price 171,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3433P0197 (01/05)
Reference 2 R-03-054/05 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Replacement Cost New, and Value. Rows include Colonial, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1985, 0, GOOD, TYPICAL, Average, Typical, 139,848.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include 1.25 ST GARAGE., Encl Frame Porch, Open Frame Porch, Wood Deck, and 1,456 SFLA.

Acpt Land 41,000 Accepted Bldg 144,900 Total 185,900

Name: WINTHROP, GRIFFITH

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WINTHROP, LORNA

Map/Lot:

R03-055

Account: 393 Card: 1 of 1

Location: 849 GARDINER ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 11/15/2016
Sale Price: 197,500
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B2876P0228 07/02
Reference 2: R-03-055/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): 50 0 0 Land Schedule: 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 1780, Renovated 2006, Kitchens GOOD, Baths TYPICAL, Condition Above Average, Layout Typical, Total 100,324.

Table with 11 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include 1.75 Story/BSMT, Wood Deck, Frame Garage, Frame Shed, 1 Story/BASEMENT, 2,175 SFLA, and Outbuilding Total.

Accept Land: 41,200 Accepted Bldg: 157,100 Total: 198,300

Name: TAYLOR, DEBORAH M

TAYLOR, DAVID A

Map/Lot:

R03-055-A

Account: 394 Card: 1 of 1

Location:

861 GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 09/01/1994
Sale Price 17,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2012P0012 B4066P0170
Reference 2 R-03-055/A0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value and 1.00 Acres-HS Size Adj.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Quantity, Unit, Material, Replacement Cost, Value. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1995, 2001, TYPICAL, Average, Typical, 108,665.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck, Frame Shed, AB.GR. POOL, ONE STORY FRAME, Open Frame Porch, Frame Garage.

Acpt Land 39,600 Accepted Bldg 138,600 Total 178,200

Name: COSSETTE, JR., WILLIAM J. J/T

Page 514

COSSETTE, MELISSA L

Map/Lot:

R03-056

Account: 395 Card: 1 of 1

Location:

22 DORR ROAD

Neighborhood	RURAL NORTHWEST	Sale Data
Zoning/Use	RURAL	Sale Date 07/13/2004
Topography	Level	Sale Price 0
Utilities	Drilled WellSeptic System	Sale Type
Street	Paved	Financing
		Verified
		Validity

Reference 1	B3325P0062 (07/04)		
Reference 2	R-03-056/00 0000000000		
Tran/Land/Bldg	1	1	11
FARM LAND	0	OPEN SPACE	0
Exemption(s)	2 50 0	Land Schedule	104

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
8.00	Acres-Rear Land 1-10	2,000.00	16,000	100%		16,000
Total Acres 9.00						Land Total 46,800

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,274 Sqft	Grade C 100	Base	119,215
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	200 Sqft, Grade D	Basement Gar	None	Fin Bsmt	7,659
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,408
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1979	0	TYPICAL	TYPICAL	Average	Typical	130,282			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		81%	100%	100%			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Frame Shed	1970	247	D 100	1,300	Fair	52%	100%	100%	676
Frame Shed	1986	190	D 100	1,000	Avq.	82%	100%	100%	820
Frame Shed	1970	150	D 100	789	Avq-	65%	100%	100%	513
Frame Shed	1970			---- S O U N D V A L U E ----					0
Frame Shed	1970			---- S O U N D V A L U E ----					600
Wood Deck	1986	416	C 100	4,393	Avq.	81%	100%	100%	3,558
Wood Deck	1990	100	C 100	1,170	Avq.	84%	100%	100%	983
1,274 SFLA						Outbuilding Total			7,150

Acpt Land	46,800	Accepted Bldg	112,700	Total	159,500
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WISCASSET

Valuation Report

09/13/2022

Name: MACLAREN, JOHN D. TRUSTEE

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MACLAREN, A. JEANETTE TRUSTEE

Map/Lot:

R03-057

Account: 396 Card: 1 of 1

Location:

GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL

Topography Rolling

Utilities NoWater/NoSewer

Street Paved

Reference 1 B1757P0274 B3667P0260

Reference 2 R-03-057/00 0000000000

Tran/Land/Bldg 1 1 16

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
14.00	R 20+-Rear 20+	500.00	7,000	100%		7,000
Total Acres 35.00						
						Land Total
						76,600

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1 ST BARN.....	2006	572	C 100	15,704	Avg.	92%	100%	100%	14,448
Outbuilding Total									14,448
Acpt Land		76,600	Accepted Bldg		14,400	Total			91,000

Valuation Report

Map/Lot:

R03-057-001

Account: 397 Card: 1 of 1

Location:

807 GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 02/05/2018
 Sale Price 0
 Sale Type Land & Buildings
 Financing Cash Sale
 Verified Public Record
 Validity Related Parties

Reference 1 B3667P0260 B4531P0227

Reference 2 R-3-57/01

Tran/Land/Bldg 9 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.50	Acres-Rear Land 1-10	2,000.00	3,000	100%		3,000
Total Acres 2.50					Land Total	42,600

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1S AD/GAR.....	1997	768	B 100	58,910	Avq+	93%	100%	100%	54,786
Frame Shed	1950	324	D 100	1,705	Fair	42%	100%	100%	716
Wood Deck	1997	112	D 100	1,111	Avq.	87%	100%	100%	967
Barn 1S	2006	576	C 100	15,794	Avq.	92%	100%	100%	14,530
Canopy	2009	128	D 100	1,175	Avq.	92%	100%	100%	1,081
								Outbuilding Total	72,080

Acpt Land 42,600 **Accepted Bldg** 72,100 **Total** 114,700

Name: LAHAYE, ANTHONY J/T

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REED, LORI

Map/Lot:

R03-057-002

Account: 398 Card: 1 of 1

Location:

11 DORR ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 05/24/2010
Sale Price 90,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4279P185
Reference 2 R-03-057/02 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 104

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Measure, Condition, Replacement Cost, Value. Rows include Double Wide, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Summary table for Dwelling Condition with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcld).

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Wood Deck, Frame Shed, and Wood Deck.

Acpt Land 32,400 Accepted Bldg 63,800 Total 96,200

Neighborhood: RURAL NORTHWEST
Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 10/27/2015
Sale Price: 154,900
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B3031P0110 (04/03)
Reference 2: R-03-057/04 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): 50 0 0 Land Schedule: 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
0.26	Acres-Rear Land 1-10	2,000.00	520	100%		520
Total Acres 1.26					Land Total	31,320

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,036 Sqft	Grade C 105	Base	133,783
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	962 Sqft, Grade D	Basement Gar	None	Fin Bsmt	36,842
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,386
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1997	0	TYPICAL	TYPICAL	Average	Typical	173,011			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		88%	100% 100%	152,250			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Frame Shed	1970	48	C 100	294	Avq.	74%	100%	100%	218
Frame Shed	1997	48	C 100	294	Avq.	87%	100%	100%	256
Patio	1997	80	C 100	762	Avq.	87%	100%	100%	663
1,554 SFLA						Outbuilding Total			1,137
Accpt Land		31,300		Accepted Bldg		153,400		Total	184,700

WISCASSET
 Name: HOOPER, CLIFFORD R
 HOOPER, JANET L

Valuation Report

09/13/2022

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Account: 400 Card: 1 of 1

Map/Lot:
 Location:

R03-057-005
 39 DORR ROAD

Neighborhood: RURAL NORTHWEST
 Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 09/01/1993
 Sale Price: 82,500
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B1911P0051
 Reference 2: R-03-057/05 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 2 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
0.26	Acres-Rear Land 1-10	2,000.00	520	100%		520
Total Acres 1.26						Land Total 31,320

Dwelling Description

Replacement Cost New

Ranch	One Story	864 Sqft	Grade C 100	Base	80,849
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-8,588
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1983	0	TYPICAL	TYPICAL	Average	Typical	72,261			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		82%	100% 100%	59,254			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1983	528	C 100	15,400	Avq.	80%	100%	100%	12,320
Encl Frame Porch	1983	88	C 100	3,234	Avq.	80%	100%	100%	2,587
Frame Shed	1990	240	C 100	1,469	Avq.	84%	100%	100%	1,234
Wood Deck	1983	50	C 100	660	Avq.	80%	100%	100%	528
Wood Deck	1999	120	C 100	1,374	Avq.	88%	100%	100%	1,209
Frame Shed	1999	240	C 100	1,469	Avq.	88%	100%	100%	1,293
864 SFLA						Outbuilding Total			19,171
Acpt Land		31,300		Accepted Bldg		78,400		Total	109,700

Neighborhood RURAL WEST
Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 03/30/2018
Sale Price 14,500
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B3446P0209 (03/05)
Reference 2 R-3-57/A
Tran/Land/Bldg 1 1 15
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 6 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.25	Acres-Rear Land 1-10	2,000.00	2,500	100%		2,500
Total Acres 2.25					Land Total	42,100

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,512 Sqft	Grade D 100	Base	86,913
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,848
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Typical	75,996
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	69,916

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2018	576	C 100	16,493	Avg.	92%	100%	100%	15,174
Wood Deck	2020	136	D 100	1,322	Avg.	92%	100%	100%	1,216
1,512 SFLA									
Outbuilding Total									16,390

Acpt Land 42,100 **Accepted Bldg** 86,300 **Total** 128,400

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RURAL	Sale Date 12/01/1996
Topography	Level	Sale Price 110,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B2207P0233 B4817P0034
 Reference 2 R-03-058/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
4.00	Acres-Rear Land 1-10	2,000.00	8,000	100%		8,000
Total Acres 5.00						Land Total 47,600

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,148 Sqft	Grade C 105	Base	112,795
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-3,423
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Average	Typical	109,372
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		79%	100% 100%	86,404

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1984	380	C 100	4,026	Avg.	81%	10%	100%	326
Frame Garage	1984	1120	C 100	28,886	Avg.	81%	100%	100%	23,398
1,148 SFLA									
Outbuilding Total									23,724

Acpt Land	47,600	Accepted Bldg	110,100	Total	157,700
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Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RURAL	Sale Date 10/30/2006
Topography	Level	Sale Price 100,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B3771P0114
 Reference 2 R-03-059/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
2.67	Acres-Rear Land 1-10	2,000.00	5,340	100%		5,340
Total Acres 3.67						Land Total 44,940

Dwelling Description				Replacement Cost New	
Ranch	One Story	936 Sqft	Grade C 105	Base	91,966
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1965	0	TYPICAL	TYPICAL	Average	Typical	91,966			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	75%	100%	100%	68,974				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1980	99	C 105	6,524	Avq.	75%	100%	100%	4,893
Encl Frame Porch	1980	33	C 105	1,510	Avq.	75%	100%	100%	1,132
Frame Garage	1980	720	C 105	20,763	Avq.	75%	100%	100%	15,572
Frame Garage	1980	300	C 100	10,206	Avq.	79%	100%	100%	8,063
Frame Shed	1980	144	C 100	881	Avq.	79%	100%	100%	696
Barn 1S	2007	288	C 100	9,331	Avq.	92%	100%	100%	8,585
1,035 SFLA									
Outbuilding Total									38,941

Acpt Land	44,900	Accepted Bldg	107,900	Total	152,800
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Name: COLLINS, JAMES R J/T

Page 523

COLLINS, KATHLEEN M

Map/Lot:

R03-060

Account: 403 Card: 1 of 1

Location:

761 GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 09/16/2005
Sale Price 160,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3555P0240 B3878P0312
Reference 2 R-03-060/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Replacement Cost New, etc. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes sub-table for Outbuildings/Additions/Improvements.

Acpt Land

43,400

Accepted Bldg

118,800 Total

162,200

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 12/16/2014
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B1775P0040 B4818P0236

Reference 2 R-03-061/00 0000000000

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.50	Acres-Rear Land 1-10	2,000.00	3,000	100%		3,000
Total Acres 2.50					Land Total	42,600

Dwelling Description

Replacement Cost New

Ranch	One Story	1,176 Sqft	Grade C 105	Base	115,547
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	3,744
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,361
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	TYPICAL	TYPICAL	Average	Typical	124,652
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		77%	100% 100%	95,982

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1971	336	C 100	24,894	Avq.	74%	100%	100%	18,422
1.25 ST GARAGE..	1971	672	C 100	29,224	Avq.	74%	100%	100%	21,626
1,512 SFLA									
Outbuilding Total									40,048

Acpt Land 42,600 **Accepted Bldg** 136,000 **Total** 178,600

WISCASSET
 Name: TRACY, STEVEN
 TRACY, RACHEL

Valuation Report

09/13/2022

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Map/Lot: R03-062

Account: 405 Card: 1 of 1

Location: 737 GARDINER ROAD

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Above Street
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 11/06/2015
 Sale Price: 98,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B4744P0002
 Reference 2: R-03-062/00 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.00	Acres-Rear Land 1-10	2,000.00	2,000	100%		2,000
Total Acres 2.00					Land Total	41,600

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	594 Sqft	Grade B 95	Base	83,859
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTH	0
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1850	0	TYPICAL	TYPICAL	Average	Typical	86,341			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		65%	100% 100%	56,122			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1850	320	B 95	21,940	Avq.	65%	100%	100%	14,261
Encl Frame Porch	1850	144	B 95	5,530	Avq.	65%	100%	100%	3,595
1 ST BARN.....	1850	1485	C 100	36,192	Fair	42%	100%	100%	15,201
Unfinished Attic	1850	320	B 95	1,524	Avq.	65%	100%	100%	991
Wood Deck	2001	96	C 100	1,129	Avq.	89%	100%	100%	1,005
1,360 SFLA									
Outbuilding Total									35,053
Acpt Land		41,600		Accepted Bldg		91,200		Total	132,800

Valuation Report

Map/Lot:

R03-062-A

Account: 417 Card: 1 of 1

Location:

GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level

Utilities
 Street Paved

Sale Data
 Sale Date 04/03/2014
 Sale Price 32,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B0000P0000

Reference 2

Tran/Land/Bldg 0 1 2

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adi	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
24.00	R 20+-Rear 20+	500.00	12,000	100%		12,000
Total Acres 45.00			Land Total			81,600

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Field Price	2017			----	SOUND	VALUE	----		110,200
Frame Shed	2017	320	C 100	1,958	Avg.	92%	100%	100%	1,801
Camper Trailer..	0			----	SOUND	VALUE	----		4,000
Wood Deck	2017	220	E 100	1,772	Avg.	92%	100%	100%	1,630
Outbuilding Total									117,631

Acpt Land 81,600 **Accepted Bldg** 117,600 **Total** 199,200

Name: SUKEFORTH, EUGENE C

SUKEFORTH, SYVILLA A

Map/Lot:

R03-063

Account: 407 Card: 1 of 1

Location:

731 GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B0630P0409
Reference 2 R-03-063/00 0000000000
Tran/Land/Bldg 8 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include 1 Story/BASEMENT, Encl Frame Porch, Wood Deck, 1 ST BARN, 1.50 ST GARAGE, Frame Garage, Swimming Pool, Unfinished Attic, Frame Shed, 1,890 SFLA, and Outbuilding Total.

Summary row: Acpt Land 41,600 Accepted Bldg 243,100 Total 284,700

WISCASSET
 Name: MCCUE, CHARLES F

Valuation Report

09/13/2022

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Map/Lot:

R03-063-ON

Account: 2629 Card: 1 of 1

Location:

19 SUKEFORTH DRIVE

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	2013	14X66	B 100	98.208	Avg.	90%	50%	100%	44,194
SLAB.....	2015	924	C 100	2.310	Avg.	92%	100%	100%	2,125
Frame Shed	1	240	D 100	1,263	Fair	42%	0%	100%	0
Frame Shed	1	120	D 100	631	Fair	42%	1%	100%	3
924 SFLA									
						Outbuilding Total			46,322
Acpt Land			0	Accepted Bldg		46,300	Total		46,300

WISCASSET

Valuation Report

09/13/2022

Name: SUKEFORTH, EUGENE C
SUKEFORTH, SYVILLA A

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Map/Lot:

R03-064

Account: 408 Card: 1 of 1

Location:

723 GARDINER ROAD

Neighborhood: RURAL WEST

Zoning/Use: COMMERCIAL
Topography: Above Street
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B0880P0033

Reference 2: R-03-064/00 0000000000

Tran/Land/Bldg: 8 1 11

FARM LAND: 0 OPEN SPACE 0

Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600	
Total Acres 1.00						Land Total	39,600

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
STORE FRAME.....	1960	1536	C 100	145,444	Avq-	61%	100%	100%	88,721
BSMT UNFINISHED.	1960	1536	C 100	17,403	Avq.	69%	75%	100%	9,006
Outbuilding Total									97,727

Acpt Land	39,600	Accepted Bldg	97,700	Total	137,300
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WISCASSET
 Name: MORRIS, JOSHUA

Valuation Report

09/13/2022

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Map/Lot:
 Location:

R03-064-"ON"

21 SUKEFORTH DRIVE

Account: 2734 Card: 1 of 1

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Champion M/H	2013	14X66	C 100	86,328	Avq-	85%	50%	100%	36,689	
Frame Shed	2020	120	C 100	734	Avq.	92%	100%	100%	675	
924 SFLA									37,364	
Acpt Land						0	Accepted Bldg		37,400	Total
									37,400	

WISCASSET
 Name: SLEEPER, MARK JR

Valuation Report

09/13/2022

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Map/Lot:

R03-064-001

Account: 409 Card: 1 of 1

Location:

25 SUKEFORTH DRIVE

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B0000P0000
 Reference 2 R-03-064/01 0000000000
 Tran/Land/Bldg 6 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12' Mobile Home	2007	14X76	C 100	96.768	Avg.	90%	50%	100%	43,546
1,064 SFLA									43,546
Accpt Land				0	Accepted Bldg	43,500	Total		43,500

WISCASSET

Valuation Report

09/13/2022

Name: SUKEFORTH, EUGENE

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SUKEFORTH, SYVILLA

Map/Lot:

R03-064-003

Account: 411 Card: 1 of 1

Location:

26 SUKEFORTH DRIVE

Neighborhood RURAL WEST

Zoning/Use RURAL

Topography Level

Utilities Drilled WellSeptic System

Street Paved

Reference 1 B0000P0000

Reference 2 R-03-064/03 0000000000

Tran/Land/Bldg 6 1 2

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12' Mobile Home	1970	12X66	D 100	55,627	Poor	20%	50%	100%	5,563
MH ST ADDITION..	1970	792	D 100	25,201	Fair	52%	50%	100%	6,552
Open Frame Porch	1970	50	D 100	1,068	Fair	52%	100%	100%	555
Frame Shed	1970	128	C 100	783	Avq-	65%	100%	100%	509
Frame Shed	1970	64	C 100	392	Avq-	65%	100%	100%	255
792 SFLA						Outbuilding Total			13,434
Acpt Land		0	Accepted Bldg		13,400	Total		13,400	

Name: RUSSELL, FELICIA E

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RUSSELL, SAMUEL C IV

Map/Lot:

R03-065

Account: 412 Card: 1 of 1

Location:

713 GARDINER ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 07/31/2020
Sale Price: 240,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B0988P0143
Reference 2: R-03-065/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value and Acres-HS Size Adj.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include ONE STORY FRAME, 1.25 ST GARAGE., Frame Garage, Swimming Pool, 1,216 SFLA.

Acpt Land: 38,300 Accepted Bldg: 170,400 Total: 208,700

WISCASSET

Valuation Report

09/13/2022

Name: COSSETTE, CHRIS W

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COSSETTE, ELIZABETH M

Map/Lot:

R03-066

Account: 413 Card: 1 of 1

Location:

BUDIN ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities
Street

Sale Data	
Sale Date	06/22/2018
Sale Price	55,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B0000P0091 B4446P0156

Reference 2 R-03-066/00 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
33.10	R 20+-Rear 20+	500.00	16,550	100%		16,550
Total Acres 53.10					Land Total	46,550

Accpt Land	46,600	Accepted Bldg	0	Total	46,600
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WISCASSET

Valuation Report

09/13/2022

Name: COSSETTE, ELIZABETH J/T

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COSSETTE, CHRIS W

Map/Lot:

R03-066-A

Account: 414 Card: 1 of 1

Location:

THREE POND TRAIL

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Swampy

Utilities NoWater/NoSewer

Street No Street

Sale Data	
Sale Date	11/23/2010
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Buyer
Validity	Related Parties

Reference 1 B4346P0032 B4441P0290

Reference 2 R-03-066/A0 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Acres-Base Homesite Value	2,000.00	20,000	100%		0
0.00	Acres-HS Size Adj	1,000.00	10,000	100%	Access	0
0.00	Acres-Rear Land 1-10	500.00	16,550	100%		0
Total Acres 0.00					Land Total	0

Accpt Land	0	Accepted Bldg	0	Total	0
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WISCASSET
 Name: COSSETTE, CHRIS W J/T
 COSSETTE, ELIZABETH M

Valuation Report

09/13/2022

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Account: 415 Card: 1 of 1

Map/Lot: R03-066-B
 Location: 16 THREE POND TRAIL

Neighborhood: RURAL WEST

Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 07/07/2004
 Sale Price: 125,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B3333P0303 (07/04)
 Reference 2: R-03-066/B0 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
0.30	Acres-Rear Land 11-20	1,000.00	300	100%		300
Total Acres 11.30						Land Total 59,900

Dwelling Description

Replacement Cost New

Ranch	One Story	1,200 Sqft	Grade C 105	Base	117,905
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	192 Sqft, Grade C	Basement Gar	None	Fin Bsmt	8,977
Heating	100% Floor/Wall	Cooling	0% None	Heat	-4,920
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,361
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	127,323
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						106,951
None						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1987	360	C 105	23,723	Avq.	82%	100%	100%	19,453
Frame Garage	1987	576	C 100	16,493	Avq.	82%	100%	100%	13,524
Open Frame Porch	2008	240	C 100	5,089	Avq.	92%	100%	100%	4,682
Frame Shed	1987	64	C 100	392	Avq.	82%	100%	100%	321
Frame Shed	1987	96	C 100	588	Avq.	82%	100%	100%	482
Wood Deck	2011	60	C 100	762	Avq.	92%	100%	100%	701
ONE STORY FRAME	2012	252	C 105	16,606	Avq.	92%	100%	100%	15,278
Wood Deck	2015	440	D 100	3,989	Avq.	92%	100%	100%	3,670
1.25 ST GARAGE..	2018	1584	C 100	64,309	Avq.	92%	100%	100%	59,164
1,812 SFLA									
Outbuilding Total									117,275

Acpt Land 59,900 **Accepted Bldg** 224,200 **Total** 284,100

Name: DAVENPORT, WILLIAM J/T

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DAVENPORT, HEATHER

Map/Lot:

R03-067

Account: 416 Card: 1 of 1

Location: 693 GARDINER ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 04/07/2004
Sale Price: 60,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Related Parties

Reference 1: B3265P0137 (04/04)
Reference 2: R-03-067/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 0 50 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include ONE STORY FRAME, Open Frame Porch, Wood Deck, Frame Shed, BSMT ENTRY, Frame Garage, 1,551 SFLA.

Acpt Land 43,400 Accepted Bldg 83,300 Total 126,700

Name: KRENZEL, ARTHUR E III

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KRENZELL, DANIELLE L

Map/Lot:

R03-067-A

Account: 418 Card: 1 of 1

Location: 15 THREE POND TRAIL

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 09/20/2019
Sale Price: 245,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B2510P0019
Reference 2: R-03-067/A0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Raised Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes sub-table for Outbuildings/Additions/Improvements.

Acpt Land 47,600 Accepted Bldg 129,700 Total 177,300

Neighborhood: RURAL WEST
Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 10/11/2012
Sale Price: 0
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Related Parties

Reference 1: B0785P0037 B4580P0001
Reference 2: R-03-068/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
0.86	Acres-HS Size Adj	3,600.00	3,096	100%		3,096	
Total Acres 0.86						Land Total	39,096

Dwelling Description

Replacement Cost New

Double Wide	One Story	912 Sqft	Grade D 100	Base	51,375
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-7,796
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,114
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Below Average	Typical	42,465
Functional Obsolescence						Value(Rcnld)
None						30,575

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN		Percent Good			Value Rcnld
				Cond	Phy	Func	Econ		
Frame Garage	1980	660	C 100	18,407	Avq.	85%	100%	100%	15,646
Frame Garage	1980	792	D 100	18,416	Avq.	70%	100%	100%	12,891
Frame Shed	1980	120	D 100	631	Avq-	72%	100%	100%	454
Wood Deck	1980	160	D 100	1,533	Avq-	72%	100%	100%	1,104
912 SFLA									
Outbuilding Total									30,095

Acpt Land 39,100 **Accepted Bldg** 60,700 **Total** 99,800

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B3588P0158
Reference 2: R-03-069/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600	
Total Acres 1.00						Land Total	39,600

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	630 Sqft	Grade B 95	Base	88,941
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-3,421
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1885	2006	TYPICAL	TYPICAL	Good	Typical	88,002
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						70,402
None						
Phys. %						80%
80%						
Func. %						100%
100%						
Econ. %						100%
100%						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	1885	240	B 95	23,703	Good	80%	100%	100%	18,962
Encl Frame Porch	1885	30	B 95	1,464	Good	80%	100%	100%	1,171
Open Frame Porch	1960	40	C 100	1,039	Avq.	69%	100%	100%	717
Frame Garage	1970	720	C 100	19,774	Avq.	74%	100%	100%	14,633
Frame Garage	2006	1144	C 100	29,432	Avq.	92%	100%	100%	27,077
Wood Deck	2006	96	B 95	1,234	Good	98%	100%	100%	1,209
Canopy	2006	300	C 100	3,094	Avq.	92%	100%	100%	2,846
Canopy	2006	300	C 100	3,094	Avq.	92%	100%	100%	2,846
1,462 SFLA									69,461
Outbuilding Total									69,461

Acpt Land	39,600	Accepted Bldg	139,900	Total	179,500
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Valuation Report

Map/Lot:

R03-069-001

Account: 422 Card: 1 of 1

Location:

11 HILLTOP DRIVE

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 03/03/2003
Sale Price 19,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3014P0005 B4255P0237
Reference 2 R-03-069/01 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
Total Acres 1.00						Land Total 30,800

Dwelling Description

Replacement Cost New

Ranch	One Story	1,248 Sqft	Grade C 105	Base	122,621
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,578
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2003	0	TYPICAL	TYPICAL	Average	Typical	126,199			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		90%	100% 100%	113,579			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	2003	64	C 100	803	Avq.	90%	100%	100%	723
BSMT ENTRY.....	2003	30	C 100	367	Avq.	90%	100%	100%	330
1,248 SFLA	Outbuilding Total								1,053

Acpt Land 30,800 **Accepted Bldg** 114,600 **Total** 145,400

WISCASSET
 Name: RINES, MARK J
 RINES, LORI E

Valuation Report

09/13/2022

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Map/Lot:

R03-069-002

Account: 423 Card: 1 of 1

Location:

15 HILLTOP DRIVE

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 11/01/1996
 Sale Price: 23,000
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Other Non Valid

Reference 1: B2198P0089
 Reference 2: R-03-069/02 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
Total Acres 1.00						39,600

Dwelling Description

Replacement Cost New

Ranch	One Story	1,104 Sqft	Grade C 100	Base	103,307
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,104	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1996	0	TYPICAL	TYPICAL	Average	Typical	103,307	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		88%	100%	100%	90,910

Acpt Land 39,600 **Accepted Bldg** 90,900 **Total** 130,500

Name: SPEAR, JONATHAN S

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SPEAR, LAURIE L

Map/Lot:

R03-069-003

Account: 424 Card: 1 of 1

Location:

17 HILLTOP DRIVE

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 07/01/1996
Sale Price 20,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Renovations

Reference 1 B2167P0018
Reference 2 R-03-069/03 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 104

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value and 1.00 Acres-HS Size Adj.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Dwelling Description, Price/Unit, Grade, Replacement Cost New, Value. Rows include Ranch, Exterior, Foundation, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1996, 0 TYPICAL, Average, Typical, 83,005.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Encl Frame Porch, Frame Shed, Frame Garage, 960 SFLA.

Acpt Land 30,800 Accepted Bldg 103,600 Total 134,400

Valuation Report

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 07/12/2019
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B2152P0206
Reference 2 R-03-069/04 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
Total Acres 1.00						30,800

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,200 Sqft	Grade B 95	Base	169,411
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	TYPICAL	TYPICAL	Average	Typical	171,893
Functional Obsolescence						Value(Rcnld)
None						151,266

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1 Story/BASEMENT	1996	180	B 95	14,569	Avq.	88%	100%	100%	12,821
Open Frame Porch	1996	96	B 95	2,374	Avq.	88%	100%	100%	2,089
Wood Deck	2019	200	C 100	2,190	Avq.	92%	100%	100%	2,015
Frame Shed	2020	80	D 100	421	Avq.	92%	100%	100%	387
Outbuilding Total									17,312

Acpt Land	30,800	Accepted Bldg	168,600	Total	199,400
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Neighborhood RURAL WEST
Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 08/27/2012
Sale Price 110,349
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4564P0280
Reference 2 R-03-069/05 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600	
Total Acres 1.00						Land Total	39,600

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	972 Sqft	Grade B 95	Base	137,223
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,723
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1996	0	TYPICAL	TYPICAL	Average	Typical	140,946	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		88%	100%	100%	124,032

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1996	24	B 95	431	Avq.	88%	100%	100%	379
AB.GR. POOL.....	1996	1	B 95	1,092	Avq.	88%	100%	100%	961
Wood Deck	2004	288	B 95	3,373	Avq.	88%	100%	100%	2,968
Frame Shed	2004	240	B 95	1,605	Avq.	88%	100%	100%	1,412
1,701 SFLA									
Outbuilding Total									5,720

Acpt Land	39,600	Accepted Bldg	129,800	Total	169,400
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Name: ORR, KRISTY L. AUSTIN J/T

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ORR, MICHAEL E

Map/Lot:

R03-069-006

Account: 427 Card: 1 of 1

Location:

31 HILLTOP DRIVE

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 07/01/1996
Sale Price 18,500
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Renovations

Reference 1 B3275P0085 (04/04)
Reference 2 R-03-069/06 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 104

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value and Acres-HS Size Adj.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Quantity, Unit, Material, Replacement Cost, Value. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 8 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Value(Rcnld). Includes Functional and Economic Obsolescence, and Outbuildings/Improvements.

Acpt Land 30,800 Accepted Bldg 95,800 Total 126,600

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 04/27/2001
Sale Price 162,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2670P0229 04/01
Reference 2 R-03-069/07 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
0.80	Acres-HS Size Adj	2,800.00	2,240	100%		2,240
0.20	Acres-Wasteland	60.00	12	100%		12
Total Acres 1.00						Land Total 30,252

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,624 Sqft	Grade B 95	Base	158,117
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	400 Sqft, Grade B	Basement Gar	None	Fin Bsmt	19,460
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,205
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2001	0	TYPICAL	TYPICAL	Average	Typical	183,782			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		90%	100% 100%	165,404			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2004	440	B 95	5,067	Avq.	90%	100%	100%	4,560
Frame Shed	2004	192	B 95	1,283	Avq.	90%	100%	100%	1,155
Wood Deck	2005	45	C 100	609	Avq.	91%	100%	100%	554
1,624 SFLA									Outbuilding Total 6,269
Acpt Land		30,300		Accepted Bldg		171,700		Total	202,000

Neighborhood RURAL NORTHWEST
Tree Growth 300
Zoning/Use RURAL
Topography Level
Utilities NoWater/NoSewer
Street Paved

Sale Data
Sale Date 09/01/2000
Sale Price 16,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2607P0302 09/00
Reference 2 R-03-069/08 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
Total Acres 1.00					Land Total	30,800

Dwelling Description

Replacement Cost New

Ranch	One Story	1,456 Sqft	Grade C 105	Base	143,058
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,282
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	100% None	Heat	-4,342
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,578
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	TYPICAL	TYPICAL	Average	Typical	126,012
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		90%	100% 100%	113,411

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2001	120	C 100	2,659	Avq.	89%	100%	100%	2,367
Frame Garage	2001	320	C 100	10,662	Avq.	89%	100%	100%	9,489
Encl Frame Porch	2002	120	C 100	4,278	Avq.	90%	100%	100%	3,850
Wood Deck	2002	384	C 100	4,067	Avq.	90%	100%	100%	3,660
1,456 SFLA									
Outbuilding Total									19,366

Acpt Land 30,800 **Accepted Bldg** 132,800 **Total** 163,600

Valuation Report

Map/Lot: R03-069-009

Account: 430 Card: 1 of 1

Location: 55 HILLTOP DRIVE

Neighborhood: RURAL NORTHWEST
 Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 10/20/2016
 Sale Price: 0
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Other Non Valid

Reference 1: B3387P0314 (11/04)
 Reference 2: R-03-069/09 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 0 50 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
0.64	Acres-Rear Land 1-10	2,000.00	1,280	100%		1,280
Total Acres 1.64					Land Total	32,080

Dwelling Description

Replacement Cost New

Colonial	Two Story	1,120 Sqft	Grade B 100	Base	202,023
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	9,145
Attic	Floor & Stairs			Attic	2,195
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2006	0	TYPICAL	TYPICAL	Average	Typical	213,363			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		92%	100% 100%	196,294			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2006	936	C 100	24,694	Avq.	92%	100%	100%	22,718
Open Frame Porch	2007	320	C 100	6,709	Avq.	92%	100%	100%	6,172
Wood Deck	2012	400	C 100	4,230	Avq.	92%	100%	100%	3,892
Wood Deck	2015	87	B 100	1,193	Avq.	92%	100%	100%	1,098
2,240 SFLA									
Outbuilding Total									33,880
Acpt Land		32,100		Accepted Bldg		230,200		Total	262,300

Valuation Report

Neighborhood	RURAL NORTHWEST	Sale Data
Zoning/Use	RURAL	Sale Date 07/01/2000
Topography	Level	Sale Price 17,000
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B2591P0174	07/00
Reference 2	R-03-069/10	0000000000
Tran/Land/Bldg	1 1 11	
FARM LAND	0	OPEN SPACE 0
Exemption(s)		Land Schedule 104

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
0.03	Acres-Rear Land 1-10	2,000.00	60	100%		60
Total Acres 1.03			Land Total			30,860

Dwelling Description				Replacement Cost New		
Ranch	One & 1/2 Story	1,624 Sqft	Grade B 100	Base		241,170
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	2000 Sqft, Grade C	Basement Gar	None	Fin Bsmt		89,062
Heating	100% Hot Water BB	Cooling	100% Refrig.A/C	Heat		3,580
Rooms	6	HEARTH				
Bedrooms	3	Add Fixtures	1			
Baths	2	Half Baths	1	Plumbing		7,838
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
2007	0	TYPICAL	TYPICAL	Average	Typical	341,650				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)			
None		None		92%	100%	100%	314,318			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value	
1SGAR/BSMT.....	2007	672	C 100	26,294	Avq.	92%	100%	100%	24,190	
Unfinished Attic	2007	1624	C 100	7,081	Avq.	92%	100%	100%	6,515	
Wood Deck	2007	130	C 100	1,476	Avq.	92%	100%	100%	1,358	
Open Frame Porch	2007	72	C 100	1,687	Avq.	92%	100%	100%	1,552	
2,436 SFLA						Outbuilding Total			33,615	
Acpt Land		30,900		Accepted Bldg		347,900		Total		378,800

WISCASSET
 Name: OLSEN, IRENE A
 PARR, TONY R

Valuation Report

09/13/2022

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Account: 432 Card: 1 of 1

Map/Lot: R03-069-011
 Location: 671 GARDINER ROAD

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 11/27/2018
 Sale Price: 25,000
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B4520P0069
 Reference 2: R-03-069/11 0000000000
 Tran/Land/Bldg: 1 1 15
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 6 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	80%	Topoqrphry	28,800
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.46	Acres-Rear Land 1-10	2,000.00	920	100%		920
Total Acres 1.46						Land Total 33,320

Dwelling Description

Replacement Cost New

Ranch	One Story	1,344 Sqft	Grade C 100	Base	125,765
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,408
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Typical	129,173
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	118,839
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Frame Garage	2018	676	C 100	18,771	Avg.	17,269
1,344 SFLA						17,269
Outbuilding Total						17,269

Acpt Land 33,300 **Accepted Bldg** 136,100 **Total** 169,400

WISCASSET
 Name: BALDEA, MICHAEL

Valuation Report

09/13/2022

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Map/Lot:

R03-069-012

Account: 433 Card: 1 of 1

Location:

HILLTOP DRIVE

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	07/01/2000
Sale Price	17,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B2591P0174 07/00

Reference 2 R-03-069/12 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
Total Acres 1.00					Land Total	39,600

Acpt Land	39,600	Accepted Bldg	0	Total	39,600
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Name: ALOISIO, RICHARD RAYMOND

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WHALON, SANDRA

Map/Lot:

R03-069-013

Account: 434 Card: 1 of 1

Location:

16 HILLTOP DRIVE

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 04/02/2019
Sale Price 190,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4002P0164
Reference 2 R-03-069/13 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 104

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Raised Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Outbuildings/Additions/Improvements and 1,180 SFLA.

Acpt Land

31,100

Accepted Bldg

101,100

Total

132,200

WISCASSET
 Name: WRIGHT, TAWNIE S
 MOORE, SCOTT

Valuation Report

09/13/2022

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Account: 435 Card: 1 of 1

Map/Lot:
 Location:

R03-069-014

26 HILLTOP DRIVE

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 12/23/2020
 Sale Price 235,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3304P0141 B4406P0109
 Reference 2 R-03-069/14 0000000000
 Tran/Land/Bldg 8 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
0.45	Acres-Rear Land 1-10	2,000.00	900	100%		900
Total Acres 1.45					Land Total	31,700

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,120 Sqft	Grade B 95	Base	158,117
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,723
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	TYPICAL	TYPICAL	Good	Typical	161,840
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		98%	100% 100%	158,603

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2006	386	C 100	4,087	Avg.	92%	100%	100%	3,760
Open Frame Porch	2006	240	C 100	5,089	Avg.	92%	100%	100%	4,682
1,960 SFLA						Outbuilding Total			8,442

Acpt Land 31,700 **Accepted Bldg** 167,000 **Total** 198,700

Neighborhood RURAL NORTHWEST
Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 12/31/2010
Sale Price 70,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B4369P0184 B4658P0216
Reference 2 R-03-069/15 0000000000
Tran/Land/Bldg 6 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
0.51	Acres-Rear Land 1-10	2,000.00	1,020	100%		1,020
Total Acres 1.51					Land Total	31,820

Dwelling Description

Replacement Cost New

Ranch	One Story	1,344 Sqft	Grade C 100	Base	128,280
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet None	Basement	-13,359
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-5,248
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,408
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
2006	0	TYPICAL	TYPICAL	Average	Typical	113,081				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)				
None		None		92%	100% 100%	104,035				
Outbuildings/Additions/Improvements						Value Rcnd				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
Wood Deck	2006	144	C 100	1,619	Avq.	92%	100%	100%	1,489	
Wood Deck	2006	64	C 100	803	Avq.	92%	100%	100%	739	
Open Frame Porch	2006	288	C 100	6,061	Avq.	92%	100%	100%	5,576	
1,344 SFLA									Outbuilding Total	7,804
Acpt Land		31,800		Accepted Bldg		111,800		Total	143,600	

Name: BROWN JR., ROBERT C

BROWN, PATRICIA L

Map/Lot:

R03-069-016

Account: 437 Card: 1 of 1

Location:

48 HILLTOP DRIVE

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Low
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B2379P0035
Reference 2 R-03-069/16 0000000000
Tran/Land/Bldg 6 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 104

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value, Rcnld. Rows include Wood Deck, 1,680 SFLA, and Outbuilding Total.

Acpt Land 31,000 Accepted Bldg 161,500 Total 192,500

Name: APPLEBEE, ROBERT J

APPLEBEE, ANNE M

Map/Lot:

R03-069-A

Account: 438 Card: 1 of 1

Location: 683 GARDINER ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 08/01/1995
Sale Price: 35,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Other Non Valid

Reference 1: B2079P0312 B3915P0147
Reference 2: R-03-069/A0 0000000000
Tran/Land/Bldg: 4 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Description, Dwelling Description, Replacement Cost New. Rows include Other, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 1960, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Above Average, Layout Typical, Total 73,112.

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include ONE STORY FRAME, Frame Shed, 1.75 ST SHED..., 1SFr Overhanq, Frame Shed, GARAGE METAL, 1,972 SFLA.

Acpt Land 32,400 Accepted Bldg 127,800 Total 160,200

WISCASSET

Valuation Report

09/13/2022

Name: SUKEFORTH, EUGENE C J/T

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SUKEFORTH, SYVILLA A

Map/Lot:

R03-069-B

Account: 439 Card: 1 of 1

Location:

GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level

Utilities NoWater/NoSewer

Street Paved

Sale Data	
Sale Date	08/05/2003
Sale Price	45,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B3120P0202 (08/03)

Reference 2 R-03-069/B0 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
2.31	Acres-Rear Land 11-20	1,000.00	2,310	100%		2,310
Total Acres 13.31			Land Total			61,910

Acpt Land	61,900	Accepted Bldg	0	Total	61,900
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Name: PURINGTON, JOHN E J/T

PURINGTON, CATHERINE J

Map/Lot:

R03-069-C

Account: 420 Card: 1 of 1

Location: 689 GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 06/19/2012
Sale Price 42,315
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1 B4543P0091
Reference 2 R-03-069/C0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Value, Condition, Replacement Cost, Value. Rows include Double Wide, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1988, 0 TYPICAL, TYPICAL, Below Average, Typical, 53,822, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld), 36,330.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck, 2 STORY GARAGE, 1,040 SFLA, and Outbuilding Total.

Acpt Land 40,600 Accepted Bldg 65,000 Total 105,600

Name: THOMAS, JAMES C

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THOMAS, FRIEDA K

Map/Lot:

R03-070

Account: 441 Card: 1 of 1

Location:

643 GARDINER ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B1411P0136
Reference 2: R-03-070/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 6 50 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Raised Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1975, 0 TYPICAL, TYPICAL, Below Average, Typical, 87,769.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 70%, 100%, 100%, 61,438.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include ONE STORY FRAME, Frame Garage, Frame Shed, 1,060 SFLA, and Outbuilding Total.

Acpt Land 43,100 Accepted Bldg 77,300 Total 120,400

Name: CAMPBELL JR., BERTRUM R (J/T)

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CAMPBELL, SHARON W

Map/Lot:

R03-071

Account: 442 Card: 1 of 1

Location: 639 GARDINER ROAD

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 07/01/2000
 Sale Price: 85,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B2585P0309 07/00
 Reference 2: R-03-071/00 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.29	Acres-Rear Land 1-10	2,000.00	580	100%		580
Total Acres 1.29					Land Total	40,180

Dwelling Description

Replacement Cost New

Ranch	One Story	1,120 Sqft	Grade C 100	Base	104,804
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	3,566
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1962	0	TYPICAL	TYPICAL	Average	Typical	108,370				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)				
None		None		74%	100% 100%	80,194				
Outbuildings/Additions/Improvements						Value Rcnld				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
Wood Deck	1988	216	C 100	2,353	Avg.	74%	100%	100%	1,741	
1,120 SFLA									Outbuilding Total	1,741

Acpt Land 40,200 **Accepted Bldg** 81,900 **Total** 122,100

WISCASSET
 Name: PAGE, JR., EARL
 PAGE, KATHRYN

Valuation Report

09/13/2022

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Map/Lot:

R03-072

Account: 443 Card: 1 of 1

Location:

629 GARDINER ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B0636P0303
 Reference 2: R-03-072/00 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.58	Acres-Rear Land 1-10	2,000.00	1,160	100%		1,160
Total Acres 1.58					Land Total	40,760

Dwelling Description

Replacement Cost New

Ranch	One Story	1,036 Sqft	Grade C 100	Base	96,944
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	3,566
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	TYPICAL	TYPICAL	Average	Typical	100,510
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		77%	100% 100%	77,393

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1980	320	C 100	3,414	Avg.	79%	100%	100%	2,697
Frame Garage	1986	816	C 100	21,961	Avg.	82%	100%	100%	18,008
1,036 SFLA									
Outbuilding Total									20,705

Acpt Land 40,800 **Accepted Bldg** 98,100 **Total** 138,900

WISCASSET

Valuation Report

09/13/2022

Name: PAGE JR., EARL J/T

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PAGE, KATHRYN

Map/Lot:

R03-072-A

Account: 444 Card: 1 of 1

Location: 631 GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level

Utilities Drilled WellSeptic System

Street Private

Sale Data	
Sale Date	03/10/2006
Sale Price	27,100
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B3647P0014 (03/06)

Reference 2 R-03-072/A0 0000000000

Tran/Land/Bldg 1 1 2

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	80%	Topoqrphry	28,800
0.46	Acres-HS Size Adj	3,600.00	1,656	100%		1,656
Total Acres 0.46					Land Total	30,456

Acpt Land	30,500	Accepted Bldg	0	Total	30,500
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Account: 445 Card: 1 of 1

Location: 619 GARDINER ROAD

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RURAL	Sale Date 06/17/2011
Topography	Level	Sale Price 0
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B1190P0060 B3814P0022B4152P0147
 Reference 2 R-03-073/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.01	Acres-Rear Land 1-10	2,000.00	20	100%		20
Total Acres 1.01			Land Total			39,620

Dwelling Description				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 100	Base	89,832
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	2011	TYPICAL	TYPICAL	Above Average	Typical	89,832			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		86%	100%	100%	77,256		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1975	344	C 100	3,659	Avq+	86%	100%	100%	3,147
1.75 ST GARAGE..	1980	676	C 100	47,219	Avq.	79%	100%	100%	37,303
Frame Shed	1980	100	D 100	526	Avq-	70%	100%	100%	368
960 SFLA									
Outbuilding Total									40,818
Acpt Land		39,600		Accepted Bldg		118,100		Total	157,700

Valuation Report

Account: 446 Card: 1 of 1

Location: 615 GARDINER ROAD

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 07/17/2015
 Sale Price: 60,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B2594P0317 08/00
 Reference 2: R-03-074/00 0000000000
 Tran/Land/Bldg: 1 1 3
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
0.50	Acres-HS Size Adj	3,600.00	1,800	100%		1,800
Total Acres 0.50						37,800
						Land Total

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1988	14X66	C 100	86,328	Avq.	54%	50%	100%	23,226
Frame Garage	1988	480	C 100	14,307	Avq.	83%	100%	100%	11,875
Frame Shed	1988	96	C 100	588	Avq.	83%	100%	100%	488
924 SFLA						Outbuilding Total			35,589
Accpt Land		37,800	Accepted Bldg		35,600	Total			73,400

WISCASSET
Name: BOUDIN, FRANK M

Valuation Report

09/13/2022

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Map/Lot:

R03-075

Account: 447 Card: 1 of 1

Location:

17 BOUDIN ROAD

Neighborhood: RURAL WEST
Zoning/Use: RURAL
Topography: Rolling
Utilities: Dugwell/LakeSeptic System
Street: Semi-Improved

Reference 1: B1156P0274
Reference 2: R-03-075/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 2 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
9.00	Acres-Rear Land 11-20	1,000.00	9,000	100%		9,000
Total Acres 20.00						68,600

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	644 Sqft	Grade C 100	Base		79,202
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
						0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement		-3,201
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	50% Forced Warm	Cooling	0% None	Heat		-2,572
Rooms	6	HEARTH				
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		2,272
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-1,372
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Below Average	Typical	74,329
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	57%	100%	100%	42,368	

Outbuildings/Additions/Improvements				Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Rcnld
Frame Shed	1900	390	C 100	2,387	Avq-	57%	1,361
Frame Shed	1977	528	D 100	2,779	Avq-	68%	1,890
Frame Shed	1960	480	E 100	2,174	Poor	30%	652
Frame Garage	1985	2000	D 100	42,082	Avq.	81%	34,086
ONE STORY FRAME	1900	78	C 100	4,895	Avq-	57%	2,790
1,044 SFLA							
Outbuilding Total							40,779

Acpt Land 68,600 **Accepted Bldg** 83,100 **Total** 151,700

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities Dugwell/LakeSeptic System
 Street Paved

Reference 1 B2664P0043 02/01
 Reference 2 R-03-075/A0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.87	Acres-Rear Land 1-10	2,000.00	1,740	100%		1,740
Total Acres 1.87					Land Total	41,340

Dwelling Description

Replacement Cost New

Colonial	One & 3/4 Story	1,120 Sqft	Grade B 95	Base	173,929
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH		HEARTH	0
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1976	1992	TYPICAL	TYPICAL	Average	Typical	176,411			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	80%	100%	100%	141,129				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1992	180	B 95	6,815	Avq.	80%	100%	100%	5,452
Frame Garage	1979	768	B 95	22,797	Avq.	80%	100%	100%	18,238
Frame Shed	1985	126	B 95	843	Avq.	80%	100%	100%	674
Frame Shed	1976	80	D 100	421	Fair	55%	100%	100%	232
1,960 SFLA	Outbuilding Total							24,596	

Acpt Land 41,300 **Accepted Bldg** 165,700 **Total** 207,000

WISCASSET

Valuation Report

09/13/2022

Name: SUKEFORTH, BRIAN

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SUKEFORTH, DARCY

Map/Lot:

R03-077

Account: 450 Card: 1 of 1

Location:

GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level

Utilities NoWater/NoSewer

Street No Street

Sale Data	
Sale Date	01/01/1993
Sale Price	20,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B1797P0135B4072P0274 B4550P0309

Reference 2 R-03-077/00 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%	Access	20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
3.00	R 20+-Rear 20+	500.00	1,500	100%		1,500
Total Acres 23.00					Land Total	31,500

Accpt Land	31,500	Accepted Bldg	0	Total	31,500
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WISCASSET
 Name: BOUDIN, FRANK M

Valuation Report

09/13/2022

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Map/Lot:

R03-078

Account: 451 Card: 1 of 1

Location:

GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B1156P0274
 Reference 2 R-03-078/00 0000000000

Tran/Land/Bldg 6 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
11.00	Acres-Rear Land 11-20	1,000.00	11,000	100%		11,000
Total Acres 21.00					Land Total	31,000

Acpt Land 31,000 **Accepted Bldg** 0 **Total** 31,000

WISCASSET

Valuation Report

09/13/2022

Name: SUKEFORTH, EUGENE C
SUKEFORTH, SYVILLA A

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Map/Lot:

R03-079

Account: 452 Card: 1 of 1

Location:

GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities NoWater/NoSewer
Street No Street

Reference 1 B1775P0044
Reference 2 R-03-079/00 0000000000

Tran/Land/Bldg 6 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%	Access	20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
26.00	R 20+-Rear 20+	500.00	13,000	100%		13,000
15.00	Acres-Wasteland	60.00	900	100%		900
Total Acres 61.00					Land Total	43,900

Acpt Land	43,900	Accepted Bldg	0	Total	43,900
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Name: SUKEFORTH, GREGORY

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SUKEFORTH, EDNA M

Map/Lot:

R03-079-A

Account: 453 Card: 1 of 1

Location: 30 SUKEFORTH DRIVE

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Private

Reference 1 B1650P0041
Reference 2 R-03-079/A0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Dwelling Description, Price/Unit, Replacement Cost New, Influence, Value. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, and Outbuildings/Improvements.

Acpt Land 39,700 Accepted Bldg 98,600 Total 138,300

WISCASSET

Valuation Report

09/13/2022

Name: O'DONNELL, GORDON G (DEVISEE)

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ZAMBONI, JEFFREY & GORDON O'DONNELL

Map/Lot:

R03-080

Account: 454 Card: 1 of 1

Location:

ALNA LINE

Neighborhood	RURAL WEST			Sale Data
Zoning/Use	RURAL			Sale Date 11/18/2004
Topography	Level			Sale Price 0
Utilities	NoWater/NoSewer			Sale Type
Street	Paved			Financing
				Verified
				Validity

Reference 1 B3395P0229 B4562P0049
Reference 2 R-03-080/00 0000000000
Tran/Land/Bldg 1 1 15
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
5.00	Acres-Rear Land 1-10	2,000.00	10,000	100%		10,000	
Total Acres 5.00				Land Total		10,000	
Acpt Land		10,000	Accepted Bldg	0	Total	10,000	

WISCASSET
 Name: BOUDIN, FRANK M

Valuation Report

09/13/2022

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Map/Lot:

R03-081

Account: 455 Card: 1 of 1

Location:

FOWLE HILL ROAD

Neighborhood: RURAL NORTHWEST

Zoning/Use: RURAL
 Topography: Level
 Utilities: NoWater/NoSewer
 Street: Paved

Reference 1: B1156P0274

Reference 2: R-03-081/00 0000000000

Tran/Land/Bldg: 8 1 15

FARM LAND: 0 OPEN SPACE: 0

Exemption(s): Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
2.00	Acres-Rear Land 11-20	1,000.00	2,000	100%		2,000
8.00	Acres-Wasteland	60.00	480	100%		480
Total Acres 21.00					Land Total	53,280

Acpt Land 53,300 **Accepted Bldg** 0 **Total** 53,300

WISCASSET
Name: BOUDIN, FRANK M

Valuation Report

09/13/2022

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Map/Lot:

R03-081-A

Account: 456 Card: 1 of 1

Location:

FOWLE HILL ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Level
Utilities NoWater/NoSewer
Street Paved

Reference 1 B1156P0274
Reference 2 R-03-081/A0 0000000000
Tran/Land/Bldg 1 1 15
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 104

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.41	Acres-Rear Land 1-10	2,000.00	2,820	100%		2,820
Total Acres 1.41					Land Total	2,820
Acpt Land		2,800	Accepted Bldg	0	Total	2,800

Name: SOULE, ROBERT H

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SOULE, PHYLLIS J

Map/Lot:

R03-081-B

Account: 457 Card: 1 of 1

Location:

26 ALBEE LANE

Neighborhood: RURAL NORTHWEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B0925P0014
Reference 2: R-03-081/B0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 0 50 0 Land Schedule 104

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.43 Acres-HS Size Adj, and Total Acres 0.43.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include ONE STORY FRAME, TWO STORY FRAME, Frame Shed, Wood Deck, 1 & 1/2 STORY FR, Frame Shed, 2,056 SFLA.

Summary row: Acpt Land 29,200 Accepted Bldg 120,300 Total 149,500

WISCASSET
 Name: MCCANN, THOMAS D
 MCCANN, SUSAN

Valuation Report

09/13/2022

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Account: 458 Card: 1 of 1

Map/Lot: R03-082
 Location: 225 FOWLE HILL ROAD

Neighborhood	RURAL NORTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 07/06/2017
Topography	Level	Sale Price 165,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Other Non Valid

Reference 1 B3028P0276 (04/03)
 Reference 2 R-03-082/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 104

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
0.22	Acres-Rear Land 1-10	2,000.00	440	100%		440
Total Acres 1.22					Land Total	31,240

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,800 Sqft	Grade B 95	Base		187,696
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Slab	Basement	None	Basement		-20,943
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	5	HEARTH		HEARTHS		0
Bedrooms	2	Add Fixtures	2			
Baths	2	Half Baths	0	Plumbing		6,205
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	TYPICAL	TYPICAL	Average	Typical	172,958
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		88%	95%	100%
Outbuildings/Additions/Improvements						Value(Rcnld)
Description	Year	Units	Grade	RCN	Cond	Phy
1 & 1/2 STORY FR	2003	952	C 100	75,275	Avg.	90%
3,228 SFLA						80%
Outbuilding Total						54,198

Acpt Land 31,200 **Accepted Bldg** 198,800 **Total** 230,000

Name: BONANG, ALLAN D

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BONANG, MARY BETH

Map/Lot:

R03-082-A

Account: 459 Card: 1 of 1

Location:

16 ALBEE LANE

Neighborhood: RURAL NORTHWEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B1176P0004
Reference 2: R-03-082/A0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 104

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnd).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Open Frame Porch, Wood Deck, 1 ST BARN, AB.GR. POOL, 1,152 SFLA.

Summary row: Acpt Land 34,800 Accepted Bldg 110,400 Total 145,200

Neighborhood	RURAL NORTHWEST	Sale Data
Zoning/Use	RURAL	Sale Date 07/13/2007
Topography	Level	Sale Price 119,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Other Non Valid

Reference 1 B3882P0002
 Reference 2 R-03-082/B0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 104

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
0.07	Acres-Rear Land 1-10	2,000.00	140	100%		140
Total Acres 1.07						Land Total 30,940

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,176 Sqft	Grade C 100	Base	110,044
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	220 Sqft, Grade D	Basement Gar	None	Fin Bsmt	8,425
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition											
Built	Renovated	Kitchens	Baths	Condition	Layout	Total					
1970	0	TYPICAL	TYPICAL	Average	Typical	118,469					
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)						
None	None	77%	100%	100%	91,221						
Outbuildings/Additions/Improvements											
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld		
Wood Deck	1970	80	C 100	966	Avq.	77%	100%	100%	744		
1.75 ST GARAGE..	1990	576	C 100	40,234	Avq.	84%	100%	100%	33,797		
Wood Deck	2001	160	C 100	1,782	Avq.	89%	100%	100%	1,586		
Wood Deck	2001	416	C 100	4,393	Avq.	89%	100%	100%	3,910		
Wood Deck	2001	120	C 100	1,374	Avq.	89%	100%	100%	1,223		
1,176 SFLA									41,260		
Acpt Land						30,900	Accepted Bldg		132,500	Total	163,400

WISCASSET
 Name: FRYE, BRYCE R
 FRYE, NICOLE K

Valuation Report

09/13/2022

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Map/Lot: R03-083

Account: 461 Card: 1 of 1

Location: 173 FOWLE HILL ROAD

Neighborhood: RURAL NORTHWEST
 Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 05/21/2020
 Sale Price: 130,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Split/Assemblage

Reference 1: B2128P0186
 Reference 2: R-03-083/00 0000000000
 Tran/Land/Bldg: 1 1 3
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
5.97	Acres-Rear Land 1-10	2,000.00	11,940	100%		11,940
Total Acres 6.97						Land Total 42,740

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1985	14X73	C 100	93,636	Avq.	50%	50%	100%	23,409
Encl Frame Porch	1985	240	C 100	8,196	Avq.	81%	100%	100%	6,639
1.75 ST BARN....	1985	720	C 100	37,153	Avq.	81%	70%	100%	21,066
Frame Shed	1970	256	D 100	1,348	Avq.	74%	100%	100%	998
Frame Shed	1985	209	D 100	1,100	Avq.	81%	100%	100%	891
Open Frame Porch	2000	72	C 100	1,687	Avq.	89%	100%	100%	1,501
ONE STORY FRAME	2012	744	C 100	46,693	Avq.	92%	90%	100%	38,662
1,766 SFLA	Outbuilding Total								93,166

Acpt Land 42,700 **Accepted Bldg** 93,200 **Total** 135,900

Map/Lot:

R03-083-A

Account: 2091 Card: 1 of 1

Location:

195 FOWLE HILL ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 12/30/2019
Sale Price 70,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2247P0180 B4564P0310

Reference 2 R-03-083/A

Tran/Land/Bldg 0 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
0.02	Acres-Rear Land 1-10	2,000.00	40	100%		40
Total Acres 1.02					Land Total	30,840

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,334 Sqft	Grade D 100	Base	76,681
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-12,218
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,629
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	TYPICAL	TYPICAL	Average	Typical	62,834
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		88%	100% 100%	55,294

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1997	400	C 100	4,230	Avq.	87%	100%	100%	3,680
Wood Deck	1997	120	C 100	1,374	Avq.	87%	100%	100%	1,195
Wood Deck	2000	80	C 100	966	Avq.	89%	100%	100%	860
1,334 SFLA									
Outbuilding Total									5,735

Acpt Land

30,800

Accepted Bldg

61,000

Total

91,800

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Reference 1 B2391P0197
Reference 2 R-03-083/B
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
0.02	Acres-Rear Land 1-10	2,000.00	40	100%		40
Total Acres 1.02					Land Total	30,840

Dwelling Description

Replacement Cost New

Other	One Story	0 Sqft	Grade D 100	Base	0
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	0
Fin. Basement Area	1008 Sqft, Grade C	Basement Gar	None	Fin Bsmt	44,887
Heating	100% Floor/Wall	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2005	0	TYPICAL	TYPICAL	Fair	Typical	44,887			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		71%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12' Mobile Home	1979	12X52	D 100	46,202	Poor	20%	25%	100%	2,310
624 SFLA						Outbuilding Total			2,310

Acpt Land

30,800

Accepted Bldg

34,200

Total

65,000

Valuation Report

Account: 2723 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
 Topography Level
 Utilities
 Street Paved

Sale Data
 Sale Date 01/26/2022
 Sale Price 30,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 104

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adi	2,800.00	2,800	100%		2,800
1.16	Acres-Rear Land 1-10	2,000.00	2,320	100%		2,320
Total Acres 2.16					Land Total	33,120
Acpt Land		33,100	Accepted Bldg		0	Total
						33,100

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 12/10/2015
Sale Price 35,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1 B3166P0057 (10/03)
Reference 2 R-03-084/00 0000000000
Tran/Land/Bldg 6 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
0.10	Acres-Rear Land 1-10	2,000.00	200	100%		200
Total Acres 1.10					Land Total	31,000

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 3/4 Story ALUM/VINYL 1 OTHER Units-0	660 Sqft Masonry Trim Roof Cover	Grade C 100 None Asphalt Shingles	Base Trim Roof	85,287 0 0 0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-3,280
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,640
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	2003	TYPICAL	TYPICAL	Below Average	Typical	80,367
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	57%	100%	100%	45,809	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1990	128	C 100	1,456	Avq.	84%	100%	100%	1,223
1.75 ST BARN....	1820	500	D 100	23,661	Fair	42%	100%	100%	9,938
1,155 SFLA									
Outbuilding Total									11,161

Acpt Land 31,000 **Accepted Bldg** 57,000 **Total** 88,000

Name: BREWER, ARCHIE W

Page 584

BREWER, CONSTANCE E

Map/Lot:

R03-084-A

Account: 464 Card: 1 of 1

Location:

161 FOWLE HILL ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B1108P0028
Reference 2 R-03-084/A1 0000000000
Tran/Land/Bldg 8 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 104

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Replacement Cost New, etc. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck, Frame Shed, 1.75 ST GARAGE., 1.296 SFLA, and Outbuilding Total.

Acpt Land 36,600 Accepted Bldg 168,700 Total 205,300

WISCASSET

Valuation Report

09/13/2022

Name: BREWER, ARCHIE W

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BREWER, CONSTANCE E

Map/Lot:

R03-084-A1

Account: 463 Card: 1 of 1

Location:

155 FOWLE HILL ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL

Topography Level

Utilities Drilled WellSeptic System

Street Paved

Reference 1 B1108P0028

Reference 2 R-03-084/A1 0000000000

Tran/Land/Bldg 6 1 3

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 104

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1975	14X66	D 100	64.627	Poor	20%	50%	100%	6.463
924 SFLA						Outbuilding Total			6.463
Accpt Land		0	Accepted Bldg		6,500	Total			6,500

Name: CHAPMAN, SCOTT A

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CHAPMAN, CANDACE L

Map/Lot:

R03-084-B

Account: 465 Card: 1 of 1

Location:

163 FOWLE HILL ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B1992P0106
Reference 2 R-03-084/B0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 104

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Outbuildings/Additions/Improvements and Outbuilding Total.

Acpt Land 31,000 Accepted Bldg 112,100 Total 143,100

Neighborhood RURAL NORTHWEST

Zoning/Use COMMERCIAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 09/04/2020
 Sale Price 230,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4041P0103
 Reference 2 R-03-085/00 0000000000
 Tran/Land/Bldg 1 3 13
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	45,000.00	45,000	100%		45,000
1.00	Acres-Commercial Size Adj	4,500.00	4,500	100%		4,500
1.01	Acres-Commercial 1-20	4,500.00	4,545	100%		4,545
Total Acres 2.01					Land Total	54,045

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
MAN WOOD.....	1960	4000	D 100	106,210	Fair	46%	100%	100%	48,857
WAREHOUSE WD....	1960	2400	D 100	90,651	Poor	30%	100%	100%	27,195
Outbuilding Total									76,052
Accpt Land		54,000	Accepted Bldg		76,100	Total			130,100

Valuation Report

Account: 467 Card: 1 of 2

Location: 493 GARDINER ROAD

Neighborhood: RURAL WEST
 Zoning/Use: COMMERCIAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 03/18/2009
 Sale Price: 300,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B4116P0129
 Reference 2: R-03-085/A0 0000000000
 Tran/Land/Bldg: 1 2 12
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	45,000.00	45,000	100%		45,000
1.00	Acres-Commercial Size Adj	4,500.00	4,500	100%		4,500
2.00	Acres-Commercial Prime	49,500.00	99,000	100%		99,000
1.00	Acres-Commercial 1-20	4,500.00	4,500	100%		4,500
Total Acres 4.00						Land Total 153,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
STORE FRAME.....	1990	7000	D 100	570,034	Avq-	74%	75%	100%	316,369
Frame Garage	1990	576	D 100	14,184	Avq-	74%	75%	100%	7,872
WAREHOUSE WD....	1990	2200	E 100	71,502	Poor	49%	25%	100%	8,759
WAREHOUSE WD....	1990	10080	E 100	327,608	Poor	49%	25%	100%	40,132
Canopy	1990	240	E 100	1,843	Fair	63%	25%	100%	290
CANOPY AV.....	1998	1340	E 100	18,325	Fair	67%	25%	100%	3,070
CANOPY AV.....	1998	126	E 100	1,723	Fair	67%	25%	100%	288
PAVING.....	1990	20000	D 100	34,400	Avq-	74%	25%	100%	6,364
Outbuilding Total									383,144

Accpt Land 153,000 **Accepted Bldg** 383,100 **Total** 536,100

Valuation Report

Account: 467 Card: 2 of 2

Map/Lot: R03-085-A
 Location: 493 GARDINER ROAD

Neighborhood: RURAL NORTHWEST
 Zoning/Use: COMMERCIAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 03/18/2009
 Sale Price: 300,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B1610P0001
 Reference 2: R-03-085/A0 0000000000
 Tran/Land/Bldg: 1 2 12
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 104

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
CANOPY AV.....	2003	6372	E 100	87,139	Fair	70%	25%	100%	15,249
Frame Shed	1990	140	E 100	634	Fair	63%	25%	100%	100
PAVING.....	1990	125000	D 100	215,000	Avq-	74%	25%	100%	39,775
Outbuilding Total									55,124
Accpt Land			0	Accepted Bldg		55,100	Total		55,100

WISCASSET

Valuation Report

09/13/2022

Name: COASTAL PROPERTY RENTALS, LLC

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Map/Lot:

R03-085-A

Account: 467

Location:

493 GARDINER ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	153,000	383,100	536,100	153,000	383,100	536,100
2	0	55,100	55,100	0	55,100	55,100
TOTAL	153,000	438,200	591,200	153,000	438,200	591,200

Neighborhood RURAL WEST

Zoning/Use COMMERCIAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 LOT A HUNT MILL SUBDIVISION PLAN

Reference 2 R-03-085/B0 0000000000

Tran/Land/Bldg 6 2 12

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Industrial	45,000.00	45,000	100%		45,000	
1.00	Acres-Industrial Size Adj	4,500.00	4,500	100%		4,500	
3.00	Acres-Industrial Prime	49,500.00	148,500	100%		148,500	
1.50	Acres-Industrial 20+	2,000.00	3,000	100%		3,000	
Total Acres 5.50						Land Total	201,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
WAREHOUSE WD....	2002	5040	D 100	190,367	Poor	57%	75%	100%	81,382
WAREHOUSE WD....	1960	3740	D 100	141,264	Poor	30%	75%	100%	31,784
WAREHOUSE WD....	2002	4250	D 100	160,528	Poor	57%	75%	100%	68,626
WAREHOUSE WD....	1960	3192	D 100	120,566	Poor	30%	75%	100%	27,128
WAREHOUSE WD....	2002	1850	D 100	69,877	Poor	57%	75%	100%	29,872
Outbuilding Total									238,792

Acpt Land	201,000	Accepted Bldg	238,800	Total	439,800
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Valuation Report

Map/Lot:

R03-085-C

Account: 2284 Card: 1 of 1

Location:

180 FOWLE HILL ROAD

Neighborhood: RURAL WEST
 Zoning/Use: COMMERCIAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 11/04/2021
 Sale Price: 107,592
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B2929P0167 B4363P0099

Reference 2:

Tran/Land/Bldg: 1 1 13

FARM LAND: 0 OPEN SPACE: 0

Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	45,000.00	45,000	100%		45,000
1.00	Acres-Commercial Size Adi	4,500.00	4,500	100%		4,500
2.62	Acres-Commercial Prime	49,500.00	129,690	100%		129,690
Total Acres 3.62						Land Total
						179,190

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
DRYING SHED.....	1960	3540	D 90	21,920	Fair	46%	50%	100%	5,042
MAN STEEL.....	1960	14150	D 90	297,098	Fair	46%	50%	100%	68,332
WAREHOUSE WD....	1960	3900	D 90	132,577	Fair	46%	50%	100%	30,492
Outbuilding Total									103,866

Acpt Land

179,200

Accepted Bldg

103,900

Total

283,100

WISCASSET

Valuation Report

09/13/2022

Name: MIETE, BARRY R J/T

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MIETE, LYNNETTE M

Map/Lot:

R03-085-D

Account: 2533 Card: 1 of 1

Location:

535 GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use COMMERCIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 11/01/2007
Sale Price 78,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3929P0299
Reference 2 R-3-85-D LOT G HUNT MILL PLAN
Tran/Land/Bldg 0 3 13
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Industrial, Acres-Industrial Size Adj, and Acres-Industrial 1-20.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows list Frame Shed entries with various years and values.

Acpt Land

57,500

Accepted Bldg

30,000 Total

87,500

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 01/25/2017
 Sale Price 40,897
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B4025P0109 B4734P0033
 Reference 2 R-03-085-E
 Tran/Land/Bldg 0 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
7.77	Acres-Rear Land 1-10	2,000.00	15,540	100%		15,540
Total Acres 8.77						Land Total 55,140

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
16' Mobile Home	2008	16X76	D 100	83,722	Avq.	90%	50%	100%	37,675
Frame Shed	1999	120	C 100	734	Avq.	88%	100%	100%	646
Frame Shed	2009	960	C 100	5,875	Avq.	92%	100%	100%	5,405
Frame Shed	2009	440	B 105	3,251	Avq.	92%	100%	100%	2,991
1,216 SFLA									Outbuilding Total 46,717
Acpt Land		55,100	Accepted Bldg		46,700	Total		101,800	

WISCASSET

Valuation Report

09/13/2022

Name: BODGE, RONALD

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BODGE, DOROTHY

Map/Lot:

R03-085-E01

Account: 2574 Card: 1 of 1

Location:

3 WINTHROP ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL

Topography Level

Utilities Drilled WellSeptic System

Street Paved

Reference 1

Reference 2 R03-085-E01

Tran/Land/Bldg 0 1 3

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
16' Mobile Home	2008	16X76	D 100	83,722	Ava.	90%	50%	100%	37,675
Frame Shed	1999	220	C 100	1,346	Ava.	88%	100%	100%	1,184
Frame Shed	1999	100	C 100	612	Ava.	88%	100%	100%	539
Wood Deck	2009	200	C 100	2,190	Ava.	92%	100%	100%	2,015
1,216 SFLA									
						Outbuilding Total			41,413

Acpt Land

0

Accepted Bldg

41,400

Total

41,400

WISCASSET
 Name: GILLESPIE, MICHAEL
 BAILEY, JOSHUA

Valuation Report

09/13/2022

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Account: 21 Card: 1 of 1

Map/Lot: R03-085-F
 Location: GARDINER ROAD

Neighborhood: RURAL WEST
 Zoning/Use: COMMERCIAL
 Topography: Level
 Utilities: NoWater/NoSewer
 Street: Paved

Sale Data
 Sale Date: 08/25/2020
 Sale Price: 216,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B4736P0070
 Reference 2: R-03-085-F
 Tran/Land/Bldg: 0 2 15
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Industrial	45,000.00	45,000	100%		45,000
1.00	Acres-Industrial Size Adj	4,500.00	4,500	100%		4,500
1.02	Acres-Commercial 1-20	4,500.00	4,590	100%		4,590
Total Acres 2.02						54,090
Land Total						54,090

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
WAREHOUSE WD....	1960	2604	D 100	98,356	Poor	30%	75%	100%	22,130
1 ST BARN.....	1960	2208	D 100	45,078	Poor	30%	75%	100%	10,142
WAREHOUSE WD....	1960	672	D 100	25,382	Poor	30%	75%	100%	5,711
Outbuilding Total									37,983

Acpt Land 54,100 **Accepted Bldg** 38,000 **Total** 92,100

WISCASSET
 Name: BREWER, MILES

Valuation Report

09/13/2022

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Map/Lot:

R03-085-G

Account: 22 Card: 1 of 1

Location:

FOWLE HILL ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 08/23/2018
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B4725P058
 Reference 2 R-03-085-G
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.78	Acres-Rear Land 1-10	2,000.00	1,560	100%		1,560
Total Acres 1.78					Land Total	41,160

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	2000	14X66	D 100	64,627	Fair	55%	50%	100%	17,857
SLAB.....	2016	924	C 100	2,310	Avq.	92%	100%	100%	2,125
924 SFLA						Outbuilding Total			19,982
Accpt Land		41,200		Accepted Bldg		20,000	Total		61,200

WISCASSET
 Name: CHAPMAN, CANDACE L

Valuation Report

09/13/2022
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 R03-085-H

Account: 440 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities
 Street Paved

Sale Data
 Sale Date 08/20/2018
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
1.00	Acres-HS Size Adi	3,600.00	3,600	100%		3,600	
1.23	Acres-Rear Land 1-10	2,000.00	2,460	75%	Size/Shape	1,845	
Total Acres 2.23					Land Total	41,445	
Acpt Land		41,400	Accepted Bldg		0	Total	41,400

WISCASSET
 Name: EASTMAN, ANGELA R

Valuation Report

09/13/2022

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Map/Lot:

R03-085-I

Account: 2687 Card: 1 of 1

Location:

160 FOWLE HILL ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adi	3,600.00	3,600	100%		3,600
0.72	Acres-Rear Land 1-10	2,000.00	1,440	100%		1,440
Total Acres 1.72			Land Total			41,040

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	2000	14X66	D 100	64.627	Fair	55%	50%	100%	17.857
SLAB.....	2016	924	C 100	2.310	Avg.	92%	10%	100%	212
924 SFLA						Outbuilding Total			18,069
Acpt Land		41,000	Accepted Bldg		18,100	Total			59,100

Name: LAVOIE, GEORGE J/T

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LAVOIE, GINA

Map/Lot:

R03-086

Account: 469 Card: 1 of 1

Location: 208 FOWLE HILL ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 12/30/2009
Sale Price 75,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B4753P0256
Reference 2 R-03-086/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 104

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value and Acres-HS Size Adj.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1959, 0 TYPICAL, TYPICAL, Average, Typical, 112,284.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 73%, 100%, 100%, 81,967.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include ONE STORY FRAME, Wood Deck, Frame Shed, 1,562 SFLA.

Acpt Land 30,800 Accepted Bldg 100,200 Total 131,000

WISCASSET

Valuation Report

09/13/2022

Name: BUSLER, DANA L

Page 601

BUSLER, KELLY M

Map/Lot:

R03-086-A

Account: 470 Card: 1 of 1

Location: 232 FOWLE HILL ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 11/01/1996
Sale Price 23,460
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Renovations

Reference 1 B2198P0300
Reference 2 R-03-086/A0 0000000000
Tran/Land/Bldg 1 1 2
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 104

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Frame Shed, Wood Deck, 14' Mobile Home, Encl Frame Porch, and 924 SFLA.

Acpt Land 34,800 Accepted Bldg 15,100 Total 49,900

Valuation Report

Neighborhood	RURAL NORTHWEST	Sale Data
Zoning/Use	RURAL	Sale Date 06/16/2016
Topography	Rolling	Sale Price 138,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B3590P0065 (11/05)		
Reference 2	R-03-086/B		
Tran/Land/Bldg	1	1	11
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	104

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
0.10	Acres-Rear Land 1-10	2,000.00	200	100%		200
Total Acres 1.10			Land Total			31,000

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,040 Sqft	Grade B 95	Base		106,320
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	100% None	Heat		0
Rooms	6	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2004	0	TYPICAL	TYPICAL	Above Average	Typical	106,320			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		96%	100%	100%			
						102,067			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Wood Deck	2004	64	B 95	877	Avq+	96%	100%	100%	842
1,040 SFLA									842
						Outbuilding Total			842

Acpt Land	31,000	Accepted Bldg	102,900	Total	133,900
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WISCASSET
Name: CENTRAL MAINE POWER

Valuation Report

09/13/2022

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Map/Lot:

R03-087

Account: 2007 Card: 1 of 1

Location:

FOYE ROAD

Neighborhood RURAL WEST

Zoning/Use UTILITY ROW
Topography Rolling
Utilities NoWater/NoSewer
Street Paved

Reference 1 B0000P0000

Reference 2 R-03-87

Tran/Land/Bldg 1 3 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
35.00	Acres-Rear Land 1-10	2,000.00	70,000	100%		70,000
Total Acres 35.00				Land Total		70,000
Acpt Land		70,000	Accepted Bldg	0	Total	70,000

WISCASSET
Name: CENTRAL MAINE POWER

Valuation Report

09/13/2022

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Map/Lot:

R03-088

Account: 2008 Card: 1 of 1

Location:

GARDINER ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use UTILITY ROW
Topography Rolling
Utilities NoWater/NoSewer
Street Paved

Reference 1 B0000P0000

Reference 2 R-03-88

Tran/Land/Bldg 1 3 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
24.00	Acres-Rear Land 1-10	2,000.00	48,000	100%		48,000
Total Acres 24.00				Land Total		48,000

Acpt Land	48,000	Accepted Bldg	0	Total	48,000
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Name: GILLESPIE, MIKE J/T

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GILLESPIE, MEGHAN

Map/Lot:

R04-001

Account: 472 Card: 1 of 1

Location: 930 GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 07/02/2013
Sale Price 10,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B4692P0171
Reference 2 R-04-001/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Price/Unit, Grade, Replacement Cost New, Value. Rows include Colonial, Exterior, Foundation, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnd). Rows include Outbuildings/Additions/Improvements and Acpt Land.

WISCASSET
 Name: LTV WISCASSET, LLC

Valuation Report

09/13/2022

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Map/Lot:

R04-002

Account: 475 Card: 1 of 1

Location:

970 GARDINER ROAD

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 03/01/2022
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3691P0192
 Reference 2 R-04-002/00 0000000000
 Tran/Land/Bldg 1 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
30.00	Sites-Mobile Home Site	12,700.00	381,000	100%		381,000
2.00	Acres-Base Homesite Value	36,000.00	72,000	10%		7,200
2.00	Acres-HS Size Adj	3,600.00	7,200	100%		7,200
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
2.00	Acres-Rear Land 11-20	1,000.00	2,000	100%		2,000
Total Acres 14.00					Land Total	417,400

Acpt Land 417,400 **Accepted Bldg** 0 **Total** 417,400

WISCASSET
 Name: MATHEWS, HEATHER

Valuation Report

09/13/2022

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Map/Lot:

R04-002-001

Account: 2675 Card: 1 of 1

Location: 970 GARDINER ROAD LOT #1

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 04/01/2019
 Sale Price 0
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B0000P0000
 Reference 2
 Tran/Land/Bldg 0 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12' Mobile Home	2009	14X40	D 100	44,316	Avg.	90%	40%	100%	15,954
Wood Deck	2018	60	C 100	762	Avg.	92%	100%	100%	701
Wood Deck	2018	36	C 100	517	Avg.	92%	100%	100%	476
560 SFLA									
						Outbuilding Total			17,131
Accpt Land			0	Accepted Bldg		17,100	Total		17,100

WISCASSET
 Name: NI DOMHNAILL, MEGHI AINE LAUREL

Valuation Report

09/13/2022

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Map/Lot:

R04-002-002

Account: 2437 Card: 1 of 1

Location: 970 GARDINER ROAD LOT #2

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/19/2021
 Sale Price 1
 Sale Type Mobile Home
 Financing Unknown
 Verified Seller
 Validity Arms Length Sale

Reference 1 B0000P0000
 Reference 2 M-002
 Tran/Land/Bldg 9 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Fleetwood M/H	1994	14X66	D 100	64,627	Avg-	56%	50%	100%	18,015	
Wood Deck	2018	60	C 100	762	Ava.	92%	100%	100%	701	
924 SFLA									18,716	
Acpt Land						0	Accepted Bldg		18,700	Total
									18,700	

WISCASSET
 Name: ECKERT, DIANE

Valuation Report

09/13/2022

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Map/Lot:

R04-002-003

Account: 2066 Card: 1 of 1

Location: 970 GARDINER ROAD LOT #3

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 01/20/2021
 Sale Price 23,900
 Sale Type Mobile Home
 Financing Unknown
 Verified Other Source
 Validity Arms Length Sale

Reference 1
 Reference 2 R-4-2/3 SER. NTA170028
 Tran/Land/Bldg 9 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
SKYLINE AMBER A.	1991	14X56	D 100	56,815	Fair	36%	50%	100%	10,316	
Wood Deck	2021	60	C 100	762	Avg.	92%	100%	100%	701	
Wood Deck	2021	24	C 100	395	Avg.	92%	100%	100%	363	
784 SFLA									11,380	
Accpt Land						0	Accepted Bldg		11,400	Total
									11,400	

WISCASSET
 Name: LTV WISCASSET, LLC

Valuation Report

09/13/2022

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Map/Lot:

R04-002-004

Account: 2174 Card: 1 of 1

Location: 970 GARDINER ROAD LOT #4

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 03/01/2022
 Sale Price 0
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 MOBILE HOME ONLY
 Reference 2 M-004 SER. AP99-0540
 Tran/Land/Bldg 6 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	2001	40	D 100	211	Avg-	79%	100%	100%	167
14' Mobile Home	1999	14X72	D 100	69,314	Avg-	67%	50%	100%	23,220
1,008 SFLA									
						Outbuilding Total			23,387
Acpt Land		0		Accepted Bldg		23,400	Total		23,400

WISCASSET
 Name: LTV WISCASSET, LLC

Valuation Report

09/13/2022

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Map/Lot:

R04-002-005

Account: 25 Card: 1 of 1

Location: 970 GARDINER ROAD LOT #5

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 03/01/2022
 Sale Price 0
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B0000P0000
 Reference 2 M-005 0000000000
 Tran/Land/Bldg 9 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	1985	14X68	D 100	66,190	Avq-	40%	50%	100%	13,238
Wood Deck	1985	96	D 100	971	Avq-	72%	100%	100%	699
Frame Shed	1985	64	D 100	337	Avq-	72%	100%	100%	243
952 SFLA									
						Outbuilding Total			14,180
Acpt Land			0	Accepted Bldg		14,200	Total		14,200

WISCASSET
 Name: WADE, JOSEPH

Valuation Report

09/13/2022

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Map/Lot:

R04-002-006

Account: 26 Card: 1 of 1

Location: 970 GARDINER ROAD LOT #6

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 04/01/2011
 Sale Price 14,200
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B0000P0000
 Reference 2 M-006 0000000000
 Tran/Land/Bldg 9 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	1988	14X66	D 100	64.627	Avg-	42%	50%	100%	13,652
Wood Deck	1988	96	D 100	971	Avg-	73%	100%	100%	709
Frame Shed	1988	64	D 100	337	Fair	62%	100%	100%	209
924 SFLA						Outbuilding Total			14,570
Acpt Land		0		Accepted Bldg		14,600	Total		14,600

WISCASSET

Valuation Report

09/13/2022

Name: LACKIE, STEVEN W

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LACKIE, ROBERTA H

Map/Lot:

R04-002-007

Account: 27 Card: 1 of 1

Location: 970 GARDINER ROAD LOT #7

Neighborhood RURAL WEST

Zoning/Use SHORE RES PROTEC S-R

Topography Level

Utilities Drilled WellSeptic System

Street Paved

Sale Data

Sale Date 10/15/2018

Sale Price 21,000

Sale Type Mobile Home

Financing Unknown

Verified Other Source

Validity Arms Length Sale

Reference 1 B0000P0000

Reference 2 M-007 0000000000

Tran/Land/Bldg 9 1 3

FARM LAND 0 OPEN SPACE 0

Exemption(s) 50 0 0 Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	1990	14X70	D 100	67.752	Avg-	47%	50%	100%	15.837
Frame Shed	1990	80	C 100	490	Fair	63%	100%	100%	309
Wood Deck	2021	100	C 100	1.170	Avg.	92%	100%	100%	1.076
980 SFLA						Outbuilding Total			17,222
Accpt Land		0		Accepted Bldg		17,200	Total		17,200

WISCASSET
 Name: BALLARD, JUDITH IRENE

Valuation Report

09/13/2022

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Map/Lot:

R04-002-008

Account: 2275 Card: 1 of 1

Location: 970 GARDINER ROAD LOT #8

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 11/17/2010
 Sale Price 0
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B0000P0000
 Reference 2
 Tran/Land/Bldg 9 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	1991	14X66	D 100	64,627	Avg-	49%	50%	100%	15,834
924 SFLA									15,834
Accpt Land						0	Accepted Bldg		15,800
						15,800	Total		15,800

WISCASSET
 Name: BOWEN, ADAM

Valuation Report

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Map/Lot:

R04-002-009

Account: 2596 Card: 1 of 1

Location: 970 GARDINER ROAD LOT #9

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/07/2010
 Sale Price 0
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2 R-04-002-009
 Tran/Land/Bldg 0 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12' Mobile Home	1971	12X54	D 100	47,549	Fair	30%	25%	100%	3,566
648 SFLA									3,566
Accpt Land						0	Accepted Bldg		3,600
						3,600	Total		3,600

WISCASSET
 Name: GUNTHER, PETER J

Valuation Report

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Map/Lot:

R04-002-010

Account: 2603 Card: 1 of 1

Location: 970 GARDINER ROAD LOT #10

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 09/16/2021
 Sale Price 5,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Seller
 Validity Related Parties

Reference 1
 Reference 2 R-04-002-010
 Tran/Land/Bldg 0 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	1987	14X77	D 100	73,220	Avg-	40%	50%	100%	14,644
Wood Deck	2015	48	D 100	550	Avg.	92%	100%	100%	506
1,078 SFLA									
						Outbuilding Total			15,150
Acpt Land		0		Accepted Bldg		15,200	Total		15,200

WISCASSET
 Name: LTV WISCASSET, LLC

Valuation Report

09/13/2022

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Map/Lot: R04-002-011
 Location: 970 GARDINER ROAD LOT #11

Account: 31 Card: 1 of 1

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 03/01/2022
 Sale Price: 0
 Sale Type: Mobile Home
 Financing: Unknown
 Verified: Other Source
 Validity: Arms Length Sale

Reference 1: B0000P0000
 Reference 2: M-011 0000000000
 Tran/Land/Bldg: 6 1 3
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
.....	1990	14X56	D 100	56,815	Avg-	47%	50%	100%	13,281
Wood Deck	2017	35	D 100	436	Avg.	92%	100%	100%	401
784 SFLA						Outbuilding Total			13,682
Acpt Land		0	Accepted Bldg			13,700	Total		13,700

WISCASSET
 Name: FURLONG, JIM
 FURLONG, MARIE

Valuation Report

09/13/2022

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Account: 32 Card: 1 of 1

Map/Lot: R04-002-012
 Location: 970 GARDINER ROAD LOT #12

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 03/20/2016
 Sale Price: 0
 Sale Type: Mobile Home
 Financing: Unknown
 Verified: Public Record
 Validity: Other Non Valid

Reference 1: BILL OF SALE
 Reference 2: M-012 0000000000
 Tran/Land/Bldg: 6 1 3
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 0 0 Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12' Mobile Home	1975	12X56	D 100	48,895	Poor	20%	50%	100%	4,890
MH OPEN PORCH...	1975	60	D 100	516	Poor	40%	50%	100%	103
MH OPEN PORCH...	1975	168	D 100	1,445	Poor	40%	50%	100%	289
Frame Shed	1975	140	D 100	737	Avq.	76%	100%	100%	560
672 SFLA						Outbuilding Total			5,842
Acpt Land			0	Accepted Bldg		5,800	Total		5,800

Valuation Report

Map/Lot: R04-002-013
 Location: 970 GARDINER ROAD LOT #13

Account: 33 Card: 1 of 1

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/25/2021
 Sale Price 5,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 MOBILE HOME ONLY
 Reference 2 M-013 0000000000
 Tran/Land/Bldg 6 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	1997	14X66	D 100	64.627	Avg.	71%	50%	100%	22,927
Frame Shed	1997	56	C 100	343	Avg.	87%	100%	100%	298
Wood Deck	1997	96	D 100	971	Avg-	77%	100%	100%	748
924 SFLA									
						Outbuilding Total			23,973
Acpt Land			0	Accepted Bldg		24,000	Total		24,000

WISCASSET

Valuation Report

09/13/2022

Name: ROBERTS, ROBERT

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ROBERTS, KATHY G

Map/Lot:

R04-002-014

Account: 34 Card: 1 of 1

Location: 970 GARDINER ROAD LOT #14

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 06/11/2016
Sale Price 0
Sale Type Mobile Home
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 BILL OF SALE 08/21/2019
Reference 2 M-014 0000000000
Tran/Land/Bldg 6 1 3
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Includes rows for 14' Mobile Home, Encl Frame Porch, Wood Deck, 924 SFLA, and summary rows for Acpt Land, Accepted Bldg, and Total.

WISCASSET
 Name: LTV WISCASSET, LLC

Valuation Report

09/13/2022

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Map/Lot: R04-002-015
 Location: 970 GARDINER ROAD LOT #15

Account: 35 Card: 1 of 1

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 03/01/2022
 Sale Price: 0
 Sale Type: Buildings Only
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B0000P0000
 Reference 2: M-015 0000000000
 Tran/Land/Bldg: 6 1 3
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	2000	14X66	D 100	64,627	Avg-	69%	50%	100%	22,377
Wood Deck	2018	60	C 100	762	Avg.	92%	100%	100%	701
924 SFLA									
						Outbuilding Total			23,078
Acpt Land			0	Accepted Bldg		23,100	Total		23,100

WISCASSET
 Name: CONNORS, STERLING

Valuation Report

09/13/2022

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Map/Lot:

R04-002-016

Account: 36 Card: 1 of 1

Location: 970 GARDINER ROAD LOT #16

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 03/01/2022
 Sale Price 1
 Sale Type Mobile Home
 Financing Unknown
 Verified Seller
 Validity Arms Length Sale

Reference 1 B3060P0007 (05/03)
 Reference 2 M-016 0000000000
 Tran/Land/Bldg 6 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	1985	14X66	D 100	64.627	Avg-	40%	50%	100%	12,925
Wood Deck	1985	54	D 100	603	Avg-	72%	100%	100%	434
924 SFLA						Outbuilding Total			13,359
Acpt Land		0		Accepted Bldg		13,400	Total		13,400

WISCASSET
 Name: GILES, AMANDA LEWIS

Valuation Report

09/13/2022

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Map/Lot:

R04-002-017

Account: 2207 Card: 1 of 1

Location: 970 GARDINER ROAD LOT #17

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 04/01/2006
 Sale Price 0
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B000P0000
 Reference 2 R-04-002/17
 Tran/Land/Bldg 6 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	2000	14X67	D 100	65,408	Avg-	69%	50%	100%	22,648
Wood Deck	2000	64	C 100	803	Avg.	89%	100%	100%	715
938 SFLA									
Outbuilding Total									23,363
Acpt Land			0	Accepted Bldg			23,400	Total	23,400

WISCASSET
 Name: ABBOTT, JAMES
 DOW, JUDITH

Valuation Report

09/13/2022

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Account: 39 Card: 1 of 1

Map/Lot: R04-002-019
 Location: 970 GARDINER ROAD LOT #19

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 01/05/2012
 Sale Price 0
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B0000P0000
 Reference 2 M-019 0000000000
 Tran/Land/Bldg 6 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	1996	14X68	D 100	66.190	Avg.	69%	50%	100%	22,851
Wood Deck	1996	112	D 100	1,111	Avg-	77%	100%	100%	855
Frame Shed	1996	80	C 100	490	Avg-	77%	100%	100%	377
952 SFLA									
						Outbuilding Total			24,083
Acpt Land			0	Accepted Bldg		24,100	Total		24,100

WISCASSET
 Name: LTV WISCASSET, LLC

Valuation Report

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Map/Lot:

R04-002-020

Account: 2676 Card: 1 of 1

Location: 970 GARDINER ROAD LOT #20

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 03/01/2022
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B0000P0000
 Reference 2
 Tran/Land/Bldg 0 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Beaumont M/H	1989	14X52	C 100	71,712	Fair	32%	100%	100%	23,023
Wood Deck	2017	60	C 100	762	Avq.	92%	100%	100%	701
728 SFLA									23,724
Acpt Land		0				23,700	Total		23,700

WISCASSET
 Name: SPILLANE, MICHAEL A

Valuation Report

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Map/Lot:

R04-002-021

Account: 2271 Card: 1 of 1

Location: 970 GARDINER ROAD LOT #21

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 05/27/2015
 Sale Price 18,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B0000P0000
 Reference 2 M-21 BILL OF SALE
 Tran/Land/Bldg 6 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Astro M/H	2005	14X60	D 100	59,940	Avg-	81%	50%	100%	24,126
Wood Deck	2020	60	D 100	655	Avg.	92%	100%	100%	603
840 SFLA									
						Outbuilding Total			24,729
Acpt Land			0	Accepted Bldg		24,700	Total		24,700

WISCASSET
 Name: SPILLANE, ROBERT M

Valuation Report

09/13/2022

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Map/Lot:

R04-002-022

Account: 42 Card: 1 of 1

Location: 970 GARDINER ROAD LOT #22

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B0000P0000
 Reference 2 M-022 0000000000
 Tran/Land/Bldg 6 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1998	64	C 100	392	Fair	67%	100%	100%	263
14' Mobile Home	1989	14X76	C 100	96.768	Ava.	56%	50%	100%	26.957
Outbuilding Total									27,220
Acpt Land			0	Accepted Bldg		27,200	Total		27,200

WISCASSET
 Name: WOODSIDE, RONALD

Valuation Report

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Map/Lot:

R04-002-023

Account: 43 Card: 1 of 1

Location: 970 GARDINER ROAD LOT #23

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 12/05/2016
 Sale Price 1,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Renovations

Reference 1 BILL OF SALE 12/05/2016
 Reference 2 M-023 0000000000
 Tran/Land/Bldg 6 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	1984	14X66	D 100	64.627	Poor	20%	25%	100%	3,231
Wood Deck	1984	36	D 100	445	Poor	45%	25%	100%	50
Frame Shed	1984	64	D 100	337	Fair	59%	100%	100%	199
924 SFLA						Outbuilding Total			3,480
Acpt Land		0	Accepted Bldg		3,500	Total			3,500

WISCASSET
 Name: CHUTE, JAYE.

Valuation Report

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Map/Lot:

R04-002-024

Account: 2539 Card: 1 of 1

Location: 970 GARDINER ROAD LOT #24

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2 M-024
 Tran/Land/Bldg 0 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Astro M/H	1990	14X66	C 100	86,328	Ava.	58%	50%	100%	24,871
Wood Deck	2008	80	C 100	966	Ava.	92%	100%	100%	889
924 SFLA						Outbuilding Total			25,760
Acpt Land		0		Accepted Bldg		25,800	Total		25,800

WISCASSET
 Name: LTV WISCASSET, LLC

Valuation Report

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Account: 2043 Card: 1 of 1

Map/Lot: R04-002-025
 Location: 970 GARDINER ROAD LOT #25

Neighborhood 38

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 03/01/2022
 Sale Price 0
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B0000P0000
 Reference 2 M-025
 Tran/Land/Bldg 1 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 0

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Oxford B M/H	1977	14X66	C 100	86,328	Fair	30%	50%	100%	12,949
Open Frame Porch	2017	60	C 100	1,444	Avg.	92%	100%	100%	1,328
Frame Shed	2021	80	D 100	421	Avg.	92%	100%	100%	387
Outbuilding Total									14,664
Acpt Land			0	Accepted Bldg		14,700	Total		14,700

WISCASSET
 Name: COLBY, DARLENE

Valuation Report

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Map/Lot:

R04-002-026

Account: 2142 Card: 1 of 1

Location: 970 GARDINER ROAD LOT #26

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 04/01/2015
 Sale Price 0
 Sale Type Mobile Home
 Financing Conventional
 Verified Buyer
 Validity Other Non Valid

Reference 1 B0000P0000
 Reference 2 M-026
 Tran/Land/Bldg 6 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14' Mobile Home	1985	14X70	D 100	67,752	Fair	30%	50%	100%	10,163	
Wood Deck	2001	48	D 100	550	Fair	69%	100%	100%	380	
Frame Shed	1985	64	D 100	337	Fair	60%	100%	100%	202	
980 SFLA										
Outbuilding Total									10,745	
Accpt Land			0	Accepted Bldg			10,700	Total		10,700

WISCASSET

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09/13/2022

Name: POTTER, JOSH

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POTTER, JESSICA

Map/Lot:

R04-002-029

Account: 46 Card: 1 of 1

Location: 970 GARDINER ROAD LOT #29

Neighborhood RURAL WEST

Zoning/Use RURAL

Topography Level

Utilities Drilled WellSeptic System

Street Paved

Sale Data

Sale Date 06/24/2021

Sale Price 0

Sale Type Mobile Home

Financing Unknown

Verified Seller

Validity Related Parties

Reference 1 B0000P0000

Reference 2 M-029 0000000000

Tran/Land/Bldg 6 1 3

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Fleetwood M/H	1986	14X66	B 100	98,208	Fair	30%	50%	100%	14,731
Wood Deck	2017	60	C 100	762	Ava.	92%	100%	100%	701
924 SFLA									
Outbuilding Total									15,432
Accpt Land		0	Accepted Bldg		15,400	Total			15,400

WISCASSET
 Name: BAILEY, JOHN

Valuation Report

09/13/2022

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Map/Lot:

R04-002-030

Account: 47 Card: 1 of 1

Location: 970 GARDINER ROAD LOT #30

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 04/08/2021
 Sale Price 33,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Seller
 Validity Arms Length Sale

Reference 1 B0000P0000
 Reference 2 M-030 0000000000
 Tran/Land/Bldg 6 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Beaumont M/H	1980	14X66	B 100	98,208	Avg-	40%	50%	100%	19,642	
Wood Deck	2017	60	C 100	762	Avg.	92%	100%	100%	701	
Frame Shed	2021	144	C 100	881	Avg.	92%	100%	100%	811	
924 SFLA										
Outbuilding Total									21,154	
Accpt Land			0	Accepted Bldg			21,200	Total		21,200

WISCASSET

Valuation Report

09/13/2022

Name: MACLAREN, JOHN D. TRUSTEE

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MACLAREN, A. JEANETTE TRUSTEE

Map/Lot:

R04-002-A

Account: 476 Card: 1 of 1

Location:

GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL

Topography Rolling

Utilities NoWater/NoSewer

Street No Street

Reference 1 B1757P0274 B3667P0260

Reference 2 R-04-002/A0 0000000000

Tran/Land/Bldg 1 1 16

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
2.78	Acres-Rear Land 1-10	2,000.00	5,560	100%		5,560
Total Acres 3.78					Land Total	45,160

Accpt Land

45,200

Accepted Bldg

0 **Total**

45,200

Name: GILLESPIE, MIKE J/T

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GILLESPIE, MEGHAN

Map/Lot:

R04-002-B

Account: 477 Card: 1 of 1

Location:

926 GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use SHORE RES PROTEC S-R
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 04/08/2014
Sale Price 70,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4769P0211
Reference 2 R-04-002/B0 0000000000
Tran/Land/Bldg 1 1 15
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Conventional Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes rows for Outbuildings/Additions/Improvements and Outbuilding Total.

Acpt Land 51,600 Accepted Bldg 254,100 Total 305,700

Neighborhood: RURAL WEST
Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 03/07/2005
Sale Price: 110,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Related Parties

Reference 1: B3243P0157 (03/04)
Reference 2: R-04-002/CO 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.00	Acres-Rear Land 1-10	2,000.00	2,000	100%		2,000
Total Acres 2.00						Land Total 41,600

Dwelling Description

Replacement Cost New

Colonial	Two Story	868 Sqft	Grade B 95	Base	151,714
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,205
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,578
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	TYPICAL	TYPICAL	Average	Typical	163,497
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		83%	100% 100%	135,703

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1988	168	C 100	10,544	Avq.	83%	100%	100%	8,752
Frame Garage	1988	638	C 100	17,906	Avq.	83%	100%	100%	14,862
Open Frame Porch	1988	140	C 100	3,064	Avq.	83%	100%	100%	2,543
Wood Deck	1988	256	C 100	2,761	Avq.	83%	100%	100%	2,292
Frame Shed	1988	80	D 100	421	Fair	62%	100%	100%	261
1SFr Overhanq	1988	110	C 100	6,904	Avq.	83%	100%	100%	5,730
2,014 SFLA									34,440

Acpt Land	41,600	Accepted Bldg	170,100	Total	211,700
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WISCASSET
 Name: McMORROW, J BRENDAN

Valuation Report

09/13/2022

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Map/Lot:

R04-002-D

Account: 479 Card: 1 of 1

Location:

GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	01/16/2020
Sale Price	43,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B2809P0045 B4777P0283

Reference 2 R-04-002/D0 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.50	Acres-Rear Land 1-10	2,000.00	3,000	100%		3,000
Total Acres 2.50					Land Total	42,600

Accpt Land	42,600	Accepted Bldg	0	Total	42,600
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Neighborhood RURAL WEST
Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 07/01/1994
Sale Price 5,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2994P0048 (02/03)
Reference 2 R-04-002/E0 0000000000
Tran/Land/Bldg 1 1 2
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.70	Acres-Rear Land 1-10	2,000.00	3,400	100%		3,400
Total Acres 2.70						Land Total 43,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12' Mobile Home	1975	12X66	D 100	55,627	Poor	20%	10%	100%	1,113
1.75 ST GARAGE..	2005	624	D 100	37,484	Fair	71%	50%	100%	13,307
Frame Garaqe	1990	576	D 100	14,184	Fair	63%	100%	100%	8,936
SLAB.....	2015	780	C 100	1,950	Avg.	92%	100%	100%	1,794
792 SFLA						Outbuilding Total			25,150

Acpt Land 43,000 **Accepted Bldg** 25,200 **Total** 68,200

WISCASSET
 Name: MCMORROW, BRENDEN

Valuation Report

09/13/2022

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Account: 2733 Card: 1 of 1

Map/Lot:
 Location:

R04-002-F
 GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Rolling
 Utilities
 Street Gravel

Reference 1 Per owner info, unregister deed and
 Reference 2 registered survey

Tran/Land/Bldg 0 0 0

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
2.70	Acres-Rear Land 1-10	2,000.00	5,400	100%		5,400
Total Acres 3.70					Land Total	45,000

Accpt Land	45,000	Accepted Bldg	0	Total	45,000
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WISCASSET
Name: JAMES

Valuation Report

09/13/2022

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Map/Lot:

R04-003

Account: 481 Card: 1 of 1

Location:

GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use SHORE RES PROTEC

Topography RollingLevel

Utilities NoWater/NoSewer

Street Paved

Sale Data	
Sale Date	10/22/2004
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B3385P0183 (10/04)

Reference 2 R-04-003/00 0000000000

Tran/Land/Bldg 8 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
10.10	R 20+-Rear 20+	500.00	5,050	100%		5,050
Total Acres 31.10					Land Total	74,650

Acpt Land	74,700	Accepted Bldg	0	Total	74,700
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WISCASSET
Name: KAZZY LLC

Valuation Report

09/13/2022

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Map/Lot:

R04-005

Account: 482 Card: 1 of 1

Location:

GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use SHORE RES PROTEC S-R
Topography SwampyLevel
Utilities NoWater/NoSewer
Street Paved

Sale Data	
Sale Date	10/23/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B4602P0227
Reference 2 R-04-005/00 0000000000
Tran/Land/Bldg 1 1 15
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
4.00	Acres-Rear Land 11-20	1,000.00	4,000	100%		4,000
Total Acres 14.00					Land Total	24,000

Acpt Land	24,000	Accepted Bldg	0	Total	24,000
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WISCASSET
 Name: WISCASSET, TOWN OF

Valuation Report

09/13/2022

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Map/Lot:

R04-006

Account: 483 Card: 1 of 1

Location:

GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography SwampyLevel
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B0486P0317
 Reference 2 R-04-006/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
3.00	Acres-Rear Land 1-10	2,000.00	6,000	100%		6,000
Total Acres 4.00					Land Total	45,600

Accpt Land	45,600	Accepted Bldg	0	Total	45,600
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Name: SCHWARZ, HEIDI

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GENTHER, RICHARD G

Map/Lot:

R04-007

Account: 486 Card: 1 of 1

Location: 1078 GARDINER ROAD

Neighborhood: RURAL WEST

Zoning/Use: SHORE RES PROTEC
Topography: Below StreetLevel
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 03/22/2016
Sale Price: 0
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Related Parties

Reference 1: B1642P0003 B4656P0211

Reference 2: R-04-007/02 0000000000

Tran/Land/Bldg: 1 1 2

FARM LAND: 0 OPEN SPACE: 0

Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.08	Acres-Rear Land 1-10	2,000.00	160	100%		160
2.00	Acres-Wasteland	60.00	120	100%		120
Total Acres 3.08			Land Total			39,880

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,560 Sqft	Grade D 100	Base	89,672
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,288
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal	SFLA	1,560	Insulation	-1,905
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	76,410
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Deferred Maintenance		None		85%	100%	100%
						Value(Rcnd)
						64,948

Acpt Land

39,900

Accepted Bldg

64,900

Total

104,800

WISCASSET
 Name: K & S RENTALS, LLC

Valuation Report

09/13/2022

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Map/Lot:
 Location:

R04-007-001
 1072 GARDINER ROAD

Account: 484 Card: 1 of 1

Neighborhood RURAL WEST
 Zoning/Use SHORE RES PROTEC
 Topography Below StreetBelow Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 11/21/2013
 Sale Price 0
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B4737P0229
 Reference 2 R-04-007/01 SERIAL #PAFL622A54488
 Tran/Land/Bldg 9 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	2006	14X56	D 100	56,815	Avg.	88%	50%	100%	25,026
Frame Shed	1975	144	D 100	758	Fair	55%	100%	100%	417
SLAB.....	2006	784	D 100	1,686	Avg.	92%	50%	100%	776
784 SFLA						Outbuilding Total			26,219
Acpt Land			0	Accepted Bldg			26,200	Total	26,200

WISCASSET
 Name: K & S RENTALS, LLC

Valuation Report

09/13/2022

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Map/Lot:

R04-007-003

Account: 487 Card: 1 of 1

Location:

1076 GARDINER ROAD

Neighborhood RURAL WEST
 Zoning/Use SHORE RES PROTEC
 Topography Below StreetLevel
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 11/21/2013
 Sale Price 0
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B4737P0229
 Reference 2 R-04-007/03 SER #PAF0622A54491
 Tran/Land/Bldg 9 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14' Mobile Home	2006	14X56	D 100	56.815	Avg.	88%	50%	100%	25.026	
SLAB.....	2006	784	D 100	1.686	Avg.	92%	100%	100%	1.551	
Frame Shed	1975	96	D 100	506	Fair	55%	100%	100%	278	
784 SFLA						Outbuilding Total			26,855	
Accpt Land			0	Accepted Bldg			26,900	Total		26,900

WISCASSET
 Name: K & S RENTALS, LLC

Valuation Report

09/13/2022

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Map/Lot:

R04-007-A

Account: 23 Card: 1 of 1

Location:

GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use SHORE RES PROTEC
 Topography Below StreetLevel
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data	
Sale Date	11/21/2013
Sale Price	60,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B4737P0229

Reference 2 R-04-007-A

Tran/Land/Bldg 1 1 2

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.09	Acres-Rear Land 1-10	2,000.00	2,180	100%		2,180
Total Acres 2.09					Land Total	41,780

Accpt Land	41,800	Accepted Bldg	0	Total	41,800
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WISCASSET
 Name: WISCASSET, TOWN OF

Valuation Report

09/13/2022

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Map/Lot:

R04-008

Account: 488 Card: 1 of 1

Location:

GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use SHORE RES PROTEC
 Topography SwampyLevel
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B0328P0133
 Reference 2 R-04-008/00 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.00	Acres-Rear Land 1-10	2,000.00	2,000	100%		2,000
Total Acres 2.00					Land Total	41,600

Accpt Land	41,600	Accepted Bldg	0	Total	41,600
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WISCASSET
 Name: MARTIN, NORMA A

Valuation Report

09/13/2022

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Map/Lot:

R04-008-A

Account: 489 Card: 1 of 1

Location:

GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use SHORE RES PROTEC
 Topography SwampyLevel
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B2004P0166
 Reference 2 R-04-008/A0 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 300

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.59	Acres-Wasteland	60.00	215	100%		215
Total Acres 3.59				Land Total		215

Acpt Land 200 **Accepted Bldg** 0 **Total** 200

WISCASSET
 Name: MARTIN, DANA
 MARTIN, NORMA

Valuation Report

09/13/2022

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Map/Lot: R04-009

Account: 490 Card: 1 of 1

Location: 20 MARTIN'S PLACE

Neighborhood: RURAL WEST

Zoning/Use: SHORE RES PROTEC
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B1792P0089
 Reference 2: R-04-009/00 0000000000
 Tran/Land/Bldg: 6 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 6 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
5.04	Acres-Rear Land 1-10	2,000.00	10,080	100%		10,080
4.04	Acres-Wasteland	60.00	242	100%		242
Total Acres 10.08			Land Total			49,922

Dwelling Description

Replacement Cost New

Ranch	One Story	1,568 Sqft	Grade C 100	Base	146,726
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	500 Sqft, Grade C	Basement Gar	None	Fin Bsmt	23,379
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	TYPICAL	TYPICAL	Average	Typical	175,785
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		90%	100% 100%	158,207

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ENC.PORCH/BSMT	2003	190	C 100	8,717	Avq.	90%	100%	100%	7,845
Wood Deck	2003	792	C 100	8,228	Avq.	90%	100%	100%	7,405
Open Frame Porch	2003	60	C 100	1,444	Avq.	90%	100%	100%	1,300
2 STORY GARAGE	2006	1482	B 105	81,530	Avq+	97%	100%	100%	79,084
Open Frame Porch	2003	30	C 100	837	Fair	70%	100%	100%	586
Outbuilding Total									96,220

Acpt Land 49,900 **Accepted Bldg** 254,400 **Total** 304,300

Name: BRANN, TODD M J/T

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BRANN, SANDRA L

Map/Lot:

R04-009-A

Account: 491 Card: 1 of 1

Location: 1079 GARDINER ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 03/07/2014
Sale Price: 203,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B4762P0082
Reference 2: R-04-009/A0 0000000000
Tran/Land/Bldg: 9 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): 50 0 0 Land Schedule: 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck, Frame Shed, 1/2S AD/GAR, Patio, BSMT ENTRY, Frame Garage, Frame Shed, 1.75 ST GARAGE, 1.596 SFLA.

Acpt Land: 46,100 Accepted Bldg: 193,000 Total: 239,100

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 05/27/2021
 Sale Price 950,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3680P0187 (05/06)
 Reference 2 R-04-010/A0 0000000000
 Tran/Land/Bldg 8 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
34.00	Sites-Mobile Home Site	12,700.00	431,800	100%		431,800
2.00	Acres-Base Homesite Value	36,000.00	72,000	10%		7,200
2.00	Acres-HS Size Adj	3,600.00	7,200	100%		7,200
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
13.48	R 20+-Rear 20+	500.00	6,740	100%		6,740
Total Acres 35.48					Land Total	482,940

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1970	760	D 100	4,000	Fair	52%	100%	100%	2,080
Frame Shed	2021	480	C 100	2,938	Avq.	92%	100%	100%	2,703
						Outbuilding Total			4,783
Acpt Land		482,900	Accepted Bldg		4,800	Total		487,700	

WISCASSET
 Name: GOLD, KACY J
 GOLD, CLINTON A

Valuation Report

09/13/2022

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Account: 2045 Card: 1 of 1

Map/Lot: R04-010-A01
 Location: 1051 GARDINER ROAD LOT #1

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Semi-Improved

Sale Data
 Sale Date: 11/28/2018
 Sale Price: 0
 Sale Type: Buildings Only
 Financing: Unknown
 Verified: Other Source
 Validity: Other Non Valid

Reference 1: B0000P0000
 Reference 2: W-001
 Tran/Land/Bldg: 9 1 3
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 0 0 Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	1988	14X70	D 100	67,752	Fair	30%	50%	100%	10,163
Wood Deck	1988	80	D 100	831	Avg-	73%	100%	100%	607
Frame Shed	1988	70	D 100	368	Avg.	83%	100%	100%	305
980 SFLA									
						Outbuilding Total			11,075
Acpt Land			0	Accepted Bldg		11,100	Total		11,100

WISCASSET
 Name: MCMORROW, CHRIS

Valuation Report

09/13/2022

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Map/Lot: R04-010-A02
 Location: 1051 GARDINER ROAD LOT #2

Account: 1926 Card: 1 of 1

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Semi-Improved

Sale Data
 Sale Date: 09/05/2012
 Sale Price: 0
 Sale Type: Mobile Home
 Financing: Unknown
 Verified: Buyer
 Validity: Arms Length Sale

Reference 1: B0000P0000
 Reference 2: W-002 0000000000
 Tran/Land/Bldg: 9 1 3
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): Land Schedule 103

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	1992	14X70	D 100	67,752	Avg-	51%	50%	100%	17,361
Wood Deck	1992	36	C 100	517	Avg.	85%	100%	100%	439
980 SFLA									
Outbuilding Total									17,800
Acpt Land		0		Accepted Bldg		17,800		Total	17,800

WISCASSET
 Name: BUTLER, ALAN C

Valuation Report

09/13/2022

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Map/Lot:

R04-010-A03

Account: 2178 Card: 1 of 1

Location: 1051 GARDINER ROAD LOT #3

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1 B0000P0000
 Reference 2 W-003 SER #12234724
 Tran/Land/Bldg 6 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	1998	14X67	D 100	65,408	Avg-	65%	50%	100%	21,176
Wood Deck	2001	80	D 100	831	Avg-	79%	100%	100%	656
938 SFLA						Outbuilding Total			21,832
Acpt Land		0		Accepted Bldg		21,800	Total		21,800

WISCASSET
 Name: BEDARD, MICHAEL

Valuation Report

09/13/2022

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Map/Lot:

R04-010-A04

Account: 1928 Card: 1 of 1

Location: 1051 GARDINER ROAD LOT #4

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 12/06/2019
 Sale Price 22,900
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 BILL OF SALE 12/6/2019
 Reference 2 W-004 0000000000
 Tran/Land/Bldg 9 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	1979	14X66	D 100	64.627	Fair	30%	50%	100%	9,694
Frame Shed	1979	160	D 100	842	Avq-	69%	100%	100%	581
SLAB.....	1979	924	C 100	2,310	Avq.	78%	100%	100%	1,802
Wood Deck	2019	144	D 100	1,392	Avq.	92%	100%	100%	1,281
Wood Deck	2011	64	D 100	691	Avq.	92%	100%	100%	636
924 SFLA						Outbuilding Total			13,994
Acpt Land			0	Accepted Bldg		14,000	Total		14,000

WISCASSET
 Name: WIDBILLER, MAX

Valuation Report

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Map/Lot:

R04-010-A05

Account: 2143 Card: 1 of 1

Location: 1051 GARDINER ROAD LOT #5

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 08/19/2015
 Sale Price 19,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 BOOOOP0000
 Reference 2 W-005 SER #12234722
 Tran/Land/Bldg 9 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	1999	14X66	D 100	64.627	Avg.	75%	50%	100%	24,158
Encl Frame Porch	2018	128	D 100	3,904	Avg.	92%	100%	100%	3,592
Wood Deck	2020	50	D 100	568	Avg.	92%	100%	100%	523
Frame Shed	2018	96	D 100	506	Avg.	92%	100%	100%	466
924 SFLA						Outbuilding Total			28,739
Acpt Land		0		Accepted Bldg		28,700		Total	28,700

WISCASSET
 Name: WILLIS, RICHARD

Valuation Report

09/13/2022

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Map/Lot:

R04-010-A06

Account: 1929 Card: 1 of 1

Location: 1051 GARDINER ROAD LOT #6

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 07/21/2020
 Sale Price 22,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Seller
 Validity Arms Length Sale

Reference 1 BILL OF SALE 7/21/2020
 Reference 2 W-006 SER #1223441
 Tran/Land/Bldg 9 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	1999	14X70	D 100	67,752	Ava.	75%	50%	100%	25,326
Wood Deck	1999	80	D 100	831	Ava-	78%	100%	100%	648
Frame Shed	2015	96	D 100	506	Ava.	92%	100%	100%	466
980 SFLA									
						Outbuilding Total			26,440
Acpt Land			0	Accepted Bldg		26,400	Total		26,400

WISCASSET
 Name: HINCKS, ERIKA JO

Valuation Report

09/13/2022

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Map/Lot: R04-010-A07
 Location: 1051 GARDINER ROAD LOT #7

Account: 2600 Card: 1 of 1

Neighborhood RURAL NORTHWEST
 Zoning/Use RURAL
 Topography
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 04/29/2010
 Sale Price 0
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2 R04-010-A07
 Tran/Land/Bldg 0 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 104

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	2000	14X64	D 100	63.065	Ava.	77%	50%	100%	24,175
Wood Deck	2018	120	C 100	1.374	Ava.	92%	100%	100%	1,264
896 SFLA									
						Outbuilding Total			25,439
Acpt Land			0	Accepted Bldg		25,400	Total		25,400

WISCASSET
 Name: BUNKER, SAMUEL P

Valuation Report

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Map/Lot: R04-010-A08
 Location: 1051 GARDINER ROAD LOT #8

Account: 2144 Card: 1 of 1

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Semi-Improved

Sale Data
 Sale Date: 04/01/2006
 Sale Price: 0
 Sale Type: Mobile Home
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B0000P0000
 Reference 2: W-008
 Tran/Land/Bldg: 6 1 3
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 0 0 Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1999	100	C 100	612	Ava.	88%	100%	100%	539
Young American..	1999	14X76	D 100	72.439	Ava.	75%	50%	100%	27,078
1,064 SFLA									
						Outbuilding Total			27,617
Acpt Land			0	Accepted Bldg		27,600	Total		27,600

WISCASSET
 Name: MCMORROW, CHRIS

Valuation Report

09/13/2022

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Map/Lot:

R04-010-A10

Account: 1933 Card: 1 of 1

Location: 1051 GARDINER ROAD LOT #10

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 09/01/2011
 Sale Price 0
 Sale Type Mobile Home
 Financing Unknown
 Verified Agent
 Validity Other Non Valid

Reference 1 B0000P0000
 Reference 2 W-010 0000000000
 Tran/Land/Bldg 6 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	2010	14X66	D 100	64.627	Ava.	90%	50%	100%	29,082
Wood Deck	2021	80	C 100	966	Ava.	92%	100%	100%	889
Wood Deck	2021	80	C 100	966	Ava.	92%	100%	100%	889
924 SFLA									
Outbuilding Total									30,860
Acpt Land			0	Accepted Bldg			30,900	Total	30,900

WISCASSET
 Name: BARTOS, PATTI J

Valuation Report

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Map/Lot: R04-010-A11

Account: 2274 Card: 1 of 1

Location: 1051 GARDINER ROAD LOT #11

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 09/25/2018
 Sale Price 23,900
 Sale Type Mobile Home
 Financing Unknown
 Verified Seller
 Validity Other Non Valid

Reference 1 B0000P0000
 Reference 2
 Tran/Land/Bldg 9 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14' Mobile Home	1991	14X66	D 100	64,627	Avg-	49%	50%	100%	15,834	
924 SFLA									15,834	
Accpt Land						0	Accepted Bldg		15,800	Total
									15,800	

WISCASSET
 Name: KURTZ, THOMAS P

Valuation Report

09/13/2022

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Map/Lot: R04-010-A12

Account: 2046 Card: 1 of 1

Location: 1051 GARDINER ROAD LOT #12

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/12/2018
 Sale Price 23,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B0000P0000
 Reference 2 W-012
 Tran/Land/Bldg 6 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
16' Mobile Home	1997	16X76	D 100	83.722	Ava.	71%	50%	100%	29,701
SLAB.....	1997	1216	C 100	3.040	Ava.	87%	100%	100%	2,645
Outbuilding Total									32,346
Acpt Land		0		Accepted Bldg		32,300		Total	32,300

WISCASSET
 Name: LOGAN, KATHLEEN

Valuation Report

09/13/2022

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Map/Lot: R04-010-A13
 Location: 1051 GARDINER ROAD LOT #13

Account: 2067 Card: 1 of 1

Neighborhood RURAL NORTHWEST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 02/12/2020
 Sale Price 25,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Other Source
 Validity Arms Length Sale

Reference 1 SER. #12216 BILL OF SALE 2/12/2020
 Reference 2 R04-010-A13
 Tran/Land/Bldg 9 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 104

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	2006	14X56	C 100	75.888	Ava.	88%	50%	100%	33,427
Wood Deck	2015	144	C 100	1.619	Ava.	92%	100%	100%	1,489
784 SFLA									
						Outbuilding Total			34,916
Acpt Land			0	Accepted Bldg		34,900	Total		34,900

WISCASSET
 Name: HALL, LAURA

Valuation Report

09/13/2022

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Map/Lot:

R04-010-A14

Account: 1936 Card: 1 of 1

Location: 1051 GARDINER ROAD LOT #14

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B0000P0000
 Reference 2 W-014 0000000000
 Tran/Land/Bldg 9 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
16' Mobile Home	1991	16X72	D 100	80,107	Avg-	49%	50%	100%	19,626
Wood Deck	2005	128	D 100	1,252	Avg-	81%	100%	100%	1,014
SLAB.....	1991	1672	C 100	4,180	Avg.	84%	100%	100%	3,511
Frame Shed	2019	144	D 100	758	Avg.	92%	100%	100%	697
1,152 SFLA									
						Outbuilding Total			24,848
Acpt Land			0	Accepted Bldg		24,800	Total		24,800

WISCASSET

Valuation Report

09/13/2022

Name: JENKINSON, WILLIAM

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ORTIZ, ERICKA

Map/Lot:

R04-010-A16

Account: 2145 Card: 1 of 1

Location: 1051 GARDINER ROAD LOT #16

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 11/06/2014
Sale Price 0
Sale Type Mobile Home
Financing Unknown
Verified Buyer
Validity Other Non Valid

Reference 1 B0000P0000
Reference 2 W-016
Tran/Land/Bldg 6 1 3
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Percent Good (Func, Econ), Value Rcld. Rows include 16' Mobile Home, Frame Shed, Encl Frame Porch, Frame Shed, 1,280 SFLA, and summary rows for Acpt Land, Accepted Bldg, and Total.

WISCASSET
 Name: MCMORROW, CHRIS

Valuation Report

09/13/2022

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Map/Lot: R04-010-A17

Account: 1955 Card: 1 of 1

Location: 1051 GARDINER ROAD LOT #17

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 01/01/2013
 Sale Price 0
 Sale Type Mobile Home
 Financing Unknown
 Verified Buyer
 Validity Arms Length Sale

Reference 1 B0000P0000
 Reference 2 R-04-010-A17
 Tran/Land/Bldg 6 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	1992	14X52	D 100	53.690	Avg-	51%	50%	100%	13,758
728 SFLA						Outbuilding Total			13,758
Accpt Land			0	Accepted Bldg		13,800	Total		13,800

WISCASSET
 Name: MCMORROW, CHRIS

Valuation Report

09/13/2022

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Map/Lot: R04-010-A18
 Location: 1051 GARDINER ROAD LOT #18

Account: 2542 Card: 1 of 1

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography
 Utilities
 Street

Sale Data
 Sale Date 07/19/2017
 Sale Price 15,500
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 BILL OF SALE 07/19/2017
 Reference 2 R04-010-A18
 Tran/Land/Bldg 0 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	1995	14X70	D 100	67,752	Ava.	67%	50%	100%	22,745
Wood Deck	1995	80	D 100	831	Ava.	86%	100%	100%	715
980 SFLA						Outbuilding Total			23,460
Acpt Land		0	Accepted Bldg		23,500	Total			23,500

WISCASSET
 Name: PINKHAM, MIKE

Valuation Report

09/13/2022

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Map/Lot:

R04-010-A19

Account: 1939 Card: 1 of 1

Location: 1051 GARDINER ROAD LOT #19

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1 MOBILE HOME ONLY
 Reference 2 W-019 0000000000
 Tran/Land/Bldg 9 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
MH ST ADDITION..	1985	80	D 100	2,546	Fair	60%	100%	100%	1,528
Frame Shed	1985	96	C 100	588	Avq.	81%	100%	100%	476
14' Mobile Home	1984	14X76	D 100	72,439	Fair	30%	50%	100%	10,866
Frame Shed	2005	120	D 100	631	Avq.	91%	100%	100%	574
1,064 SFLA									
						Outbuilding Total			13,444
Acpt Land			0	Accepted Bldg		13,400	Total		13,400

WISCASSET
 Name: GAGNE, DARYL

Valuation Report

09/13/2022

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Account: 1940 Card: 1 of 1

Map/Lot: R04-010-A20
 Location: 1051 GARDINER ROAD LOT #20

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Semi-Improved

Sale Data
 Sale Date: 04/01/2007
 Sale Price: 0
 Sale Type: Mobile Home
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B0000P0000
 Reference 2: W-020 0000000000
 Tran/Land/Bldg: 9 1 3
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): Land Schedule 103

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
16' Mobile Home	1997	16X76	D 100	83,722	Ava.	71%	50%	100%	29,701
Wood Deck	1999	96	D 100	971	Ava-	78%	100%	100%	757
1,216 SFLA									
						Outbuilding Total			30,458
Acpt Land		0	Accepted Bldg		30,500	Total		30,500	

WISCASSET
 Name: MCMORROW, CHRIS

Valuation Report

09/13/2022

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Map/Lot:

R04-010-A21

Account: 2435 Card: 1 of 1

Location: 1051 GARDINER ROAD LOT #21

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 04/01/2009
 Sale Price 0
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B0000P0000
 Reference 2 W-021 SER. #UST 025319
 Tran/Land/Bldg 9 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	1980	14X56	D 100	56,815	Avq-	40%	50%	100%	11,363
MH OPEN PORCH...	1980	90	D 100	774	Avq-	70%	100%	100%	542
Frame Shed	2018	80	D 100	421	Avq-	82%	100%	100%	345
784 SFLA									
						Outbuilding Total			12,250
Accpt Land		0		Accepted Bldg		12,300		Total	12,300

WISCASSET
 Name: ALLEN, COURTNEY

Valuation Report

09/13/2022

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Map/Lot:

R04-010-A22

Account: 2147 Card: 1 of 1

Location: 1051 GARDINER ROAD LOT #22

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 02/17/2017
 Sale Price 22,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Other Source
 Validity Other Non Valid

Reference 1 BILL OF SALE 02/17/2017
 Reference 2 W-022
 Tran/Land/Bldg 9 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
16' Mobile Home	1998	16X76	D 100	83.722	Avg.	73%	50%	100%	30,499
Wood Deck	1999	144	D 100	1.392	Avg-	78%	100%	100%	1,086
1,216 SFLA									
						Outbuilding Total			31,585
Acpt Land		0		Accepted Bldg		31,600	Total		31,600

WISCASSET
 Name: MCMORROW, CHRIS

Valuation Report

09/13/2022

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Map/Lot:

R04-010-A23

Account: 1943 Card: 1 of 1

Location: 1051 GARDINER ROAD LOT #23

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 09/20/2016
 Sale Price 0
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B0000P0000
 Reference 2 W-023 0000000000
 Tran/Land/Bldg 9 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
MH ENC. PORCH...	2000	80	D 100	1.376	Avg-	79%	100%	100%	1.087
Frame Shed	1987	100	D 100	526	Avg.	82%	100%	100%	431
14' Mobile Home	1987	14X66	D 100	64.627	Avg-	40%	50%	100%	12.925
924 SFLA									
						Outbuilding Total			14,443
Acpt Land			0	Accepted Bldg		14,400	Total		14,400

WISCASSET
 Name: MCMORROW, CHRIS

Valuation Report

09/13/2022

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Map/Lot:

R04-010-A24

Account: 2436 Card: 1 of 1

Location: 1051 GARDINER ROAD LOT #24

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 04/01/2021
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1 B0000P0000
 Reference 2 W-024 SER # OH-M-2875
 Tran/Land/Bldg 9 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	2000	14X52	D 100	53,690	Ava.	77%	50%	100%	20,581
Wood Deck	2020	70	D 100	743	Ava.	92%	100%	100%	684
Frame Shed	2000	144	D 100	758	Ava.	89%	100%	100%	675
728 SFLA									
						Outbuilding Total			21,940
Acpt Land			0	Accepted Bldg		21,900	Total		21,900

WISCASSET
 Name: KEITH, HOLLY

Valuation Report

09/13/2022

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Map/Lot:

R04-010-A25

Account: 1945 Card: 1 of 1

Location: 1051 GARDINER ROAD LOT #25

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 04/01/2014
 Sale Price 0
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B0000P0000
 Reference 2 W-025 0000000000
 Tran/Land/Bldg 9 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1975	168	C 100	1.028	Avq.	76%	100%	100%	781
Wood Deck	1975	49	C 100	650	Avq-	67%	100%	100%	436
Wood Deck	1975	96	C 100	1.129	Avq-	67%	100%	100%	756
Frame Shed	1975	64	D 100	337	Avq.	76%	100%	100%	256
14' Mobile Home	1976	14X66	D 100	64.627	Fair	30%	50%	100%	9.694
924 SFLA									
						Outbuilding Total			11,923
Acpt Land			0	Accepted Bldg		11,900	Total		11,900

WISCASSET
 Name: LEVESQUE, DENNIS

Valuation Report

09/13/2022

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Map/Lot:

R04-010-A26

Account: 2267 Card: 1 of 1

Location: 1051 GARDINER ROAD LOT #26

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/09/2017
 Sale Price 19,500
 Sale Type Mobile Home
 Financing Conventional
 Verified Buyer
 Validity Arms Length Sale

Reference 1 BILL OF SALE 10/05/2017
 Reference 2 W-26
 Tran/Land/Bldg 9 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	1991	14X72	D 100	69,314	Avg-	49%	50%	100%	16,982
Wood Deck	2001	80	D 100	831	Avg-	79%	100%	100%	656
Frame Shed	2001	144	C 100	881	Avg.	89%	100%	100%	784
1,008 SFLA									
						Outbuilding Total			18,422
Acpt Land			0	Accepted Bldg		18,400	Total		18,400

WISCASSET
 Name: ANDERSON, THOMAS

Valuation Report

09/13/2022

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Map/Lot:

R04-010-A27

Account: 2175 Card: 1 of 1

Location: 1051 GARDINER ROAD LOT #27

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1 MOBILE HOME ONLY
 Reference 2 W-027 SER#12234245
 Tran/Land/Bldg 9 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	1999	14X66	D 100	64.627	Avg.	75%	50%	100%	24.158
924 SFLA									24.158
Accpt Land						0	Accepted Bldg		24,200
						24,200	Total		24,200

WISCASSET
 Name: BEAULIEU, WHITNEY

Valuation Report

09/13/2022

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Map/Lot:

R04-010-A28

Account: 2438 Card: 1 of 1

Location: 1051 GARDINER ROAD LOT #28

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/15/2016
 Sale Price 21,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Other Source
 Validity Arms Length Sale

Reference 1 BILL OF SALE 08/15/2016
 Reference 2 W-28
 Tran/Land/Bldg 6 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	1985	14X66	D 100	64.627	Avg-	40%	50%	100%	12,925
Encl Frame Porch	2011	60	D 100	1.995	Avg.	92%	100%	100%	1,835
924 SFLA						Outbuilding Total			14,760
Acpt Land		0		Accepted Bldg		14,800	Total		14,800

WISCASSET

Valuation Report

09/13/2022

Name: SMALL, HAROLD

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SMALL, MELINDA

Map/Lot:

R04-010-A29

Account: 2177 Card: 1 of 1

Location: 1051 GARDINER ROAD LOT #29

Neighborhood RURAL WEST

Zoning/Use RURAL

Topography Level

Utilities Drilled WellSeptic System

Street Paved

Sale Data

Sale Date 03/14/2020

Sale Price 25,000

Sale Type Mobile Home

Financing Unknown

Verified Other Source

Validity Arms Length Sale

Reference 1 BILL OF SALE 03/2020

Reference 2 W-029 SER #102981

Tran/Land/Bldg 6 1 3

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	1999	16X76	D 100	83,722	Ava.	75%	50%	100%	31,296
Frame Shed	2020	120	D 100	631	Ava.	92%	100%	100%	581
1,216 SFLA									
						Outbuilding Total			31,877
Acpt Land		0	Accepted Bldg		31,900	Total		31,900	

WISCASSET
 Name: MORSE, JANE

Valuation Report

09/13/2022

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Map/Lot:

R04-010-A30

Account: 2374 Card: 1 of 1

Location: 1051 GARDINER ROAD LOT #30

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 04/01/2006
 Sale Price 0
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B0000-0000
 Reference 2 R-4-10/A30
 Tran/Land/Bldg 9 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	2003	14X60	D 100	59.940	Ava.	82%	50%	100%	24,690
Open Frame Porch	2006	48	D 100	1.033	Ava.	92%	100%	100%	950
840 SFLA									
						Outbuilding Total			25,640
Acpt Land			0	Accepted Bldg		25,600	Total		25,600

WISCASSET

Valuation Report

09/13/2022

Name: TARDIFF, TERRENCE J

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TARDIFF, MARY

Map/Lot:

R04-010-A31

Account: 2268 Card: 1 of 1

Location: 1051 GARDINER ROAD LOT #31

Neighborhood RURAL WEST

Zoning/Use RURAL

Topography Level

Utilities Drilled WellSeptic System

Street Paved

Sale Data

Sale Date 12/30/2020

Sale Price 14,736

Sale Type Mobile Home

Financing Unknown

Verified Other Source

Validity Arms Length Sale

Reference 1 B0000P0000

Reference 2 W-31

Tran/Land/Bldg 9 1 3

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	1987	14X72	D 100	69,314	Avg.	52%	50%	100%	17,989
Wood Deck	2017	128	C 100	1,456	Avg.	92%	100%	100%	1,340
Frame Shed	2019	120	D 100	631	Avg.	92%	100%	100%	581
Wood Deck	2017	100	C 100	1,170	Avg.	92%	100%	100%	1,076
Frame Shed	2010	80	D 100	421	Avg.	92%	100%	100%	387
1,008 SFLA						Outbuilding Total			21,373
Acpt Land			0	Accepted Bldg		21,400	Total		21,400

WISCASSET

Valuation Report

09/13/2022

Name: KOUGHAN, MARTIN

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KOUGHAN, DOROTHY

Map/Lot:

R04-010-A32

Account: 1952 Card: 1 of 1

Location: 1051 GARDINER ROAD LOT #32

Neighborhood RURAL WEST

Zoning/Use RURAL

Topography Level

Utilities Drilled WellSeptic System

Street Paved

Reference 1 B0000P0000

Reference 2 W-032 0000000000

Tran/Land/Bldg 6 1 3

FARM LAND 0 OPEN SPACE 0

Exemption(s) 50 0 0 Land Schedule 103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1991	14X72	D 100	69,314	Ava.	60%	50%	100%	20,629
Wood Deck	1991	128	D 100	1,252	Ava-	75%	100%	100%	939
Frame Shed	2002	144	C 100	881	Ava.	90%	100%	100%	793
1,008 SFLA						Outbuilding Total			22,361
Acpt Land		0		Accepted Bldg		22,400	Total		22,400

Account: 1953 Card: 1 of 1

Location: 1051 GARDINER ROAD LOT #33

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B0000P0000
Reference 2: W-033 0000000000
Tran/Land/Bldg: 9 1 3
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 0 50 0 Land Schedule 103

Dwelling Description				Replacement Cost New	
Double Wide	One Story	1,056 Sqft	Grade D 105	Base	63,736
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,155
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,103
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout			Total	
Built	Renovated	Kitchens	Baths	Condition					
2008	0	TYPICAL	TYPICAL	Average	Typical			57,684	
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None			92%	100%	100%	53,069		
Outbuildings/Additions/Improvements					Percent Good			Value Rcnld	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Frame Shed	1980	64	C 100	392	Avq.	79%	100%	100%	
Frame Shed	2018	240	C 100	1,469	Avq.	92%	100%	100%	
1,056 SFLA					Outbuilding Total			1,661	
Acpt Land			0	Accepted Bldg		54,700	Total		54,700

WISCASSET

Valuation Report

09/13/2022

Name: ETHIER, ARTHUR B

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ETHIER, DEB

Map/Lot:

R04-010-A34

Account: 1954 Card: 1 of 1

Location: 1051 GARDINER ROAD LOT #34

Neighborhood RURAL WEST

Zoning/Use RURAL

Topography Level

Utilities Drilled WellSeptic System

Street Paved

Reference 1 B0000P0000

Reference 2 W-034 SER #103191

Tran/Land/Bldg 6 1 3

FARM LAND 0 OPEN SPACE 0

Exemption(s) 50 0 0 Land Schedule 103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
16' Mobile Home	2000	16X76	D 100	83.722	Ava.	77%	50%	100%	32,093
Frame Shed	1994	192	C 100	1.175	Ava.	86%	100%	100%	1,010
Wood Deck	1998	176	C 100	1,945	Ava.	88%	100%	100%	1,712
Frame Shed	1998	64	C 100	392	Ava.	88%	100%	100%	345
Frame Shed	2012	160	C 100	979	Ava.	92%	100%	100%	901
1,216 SFLA									
						Outbuilding Total			36,061
Acpt Land			0	Accepted Bldg		36,100	Total		36,100

Name: CRESSEY, JESSICA J

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CRESSEY, DAVID J

Map/Lot:

R04-010-C

Account: 492 Card: 1 of 1

Location: 1069 GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 09/13/2016
Sale Price 100,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3375P0120 (10/04)
Reference 2 R-04-010/CO 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include ONE STORY FRAME, Encl Frame Porch, Frame Shed, 1.75 ST SHED..., and 1,270 SFLA.

Acpt Land 39,700 Accepted Bldg 86,900 Total 126,600

Name: BERRY, DEAN G

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BERRY, JENNIFER M

Map/Lot:

R04-011

Account: 494 Card: 1 of 1

Location: 1027 GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 07/01/1993
Sale Price 95,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Renovations

Reference 1 B1897P0137
Reference 2 R-04-011/00 0000000000
Tran/Land/Bldg 6 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes sub-section for Outbuildings/Additions/Improvements.

Acpt Land

57,600

Accepted Bldg

193,900 Total

251,500

Name: BALDWIN, JAMES F

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BALDWIN, DIANE J

Map/Lot:

R04-011-A

Account: 495 Card: 1 of 1

Location:

27 BOG ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B1648P0297
Reference 2: R-04-011/A0 0000000000
Tran/Land/Bldg: 6 1 2
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, Acres-Wasteland, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Double Wide, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Outbuildings/Additions/Improvements and 1,568 SFLA.

Acpt Land 44,100 Accepted Bldg 59,500 Total 103,600

Neighborhood: RURAL WEST
Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 12/23/2020
Sale Price: 230,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B3970P0098 B3978P0238
Reference 2: R-04-011/A1 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): 50 0 0 Land Schedule: 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.49	Acres-Rear Land 1-10	2,000.00	980	100%		980
Total Acres 1.49					Land Total	40,580

Dwelling Description

Replacement Cost New

Ranch	One Story	1,248 Sqft	Grade C 100	Base	116,782
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	288 Sqft, Grade C	Basement Gar	None	Fin Bsmt	11,542
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,272
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1990	0	TYPICAL	TYPICAL	Average	Typical	130,596			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
Deferred Maintenance		None		85%	90% 100%	99,906			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1990	130	D 100	7,017	Avq-	74%	95%	100%	4,933
Frame Garage	1990	720	C 95	18,785	Avq.	84%	95%	100%	14,990
AB.GR. POOL.....	1990	1	C 100	1,000	Avq.	84%	100%	100%	840
Wood Deck	1990	100	C 100	1,170	Avq-	74%	100%	100%	866
1,378 SFLA									
Outbuilding Total									21,629

Acpt Land

40,600

Accepted Bldg

121,500

Total

162,100

WISCASSET
 Name: LINCOLN, ROBERT A
 LINCOLN, LYNN E

Valuation Report

09/13/2022

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Account: 497 Card: 1 of 1

Map/Lot:
 Location:

R04-011-A2
 1050 GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Below StreetLevel
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1483P0097
 Reference 2 R-04-011/A2 0000000000
 Tran/Land/Bldg 1 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.50	Acres-Rear Land 1-10	2,000.00	1,000	100%		1,000
Total Acres 1.50						Land Total 40,600

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,152 Sqft	Grade D 100	Base	66,219
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,551
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,407
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1988	0	TYPICAL	TYPICAL	Below Average	Typical	57,192	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		75%	100%	100%	42,894

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1988	72	D 100	760	Avq-	75%	100%	100%	570
Wood Deck	1988	576	D 100	5,182	Avq-	75%	100%	100%	3,886
Frame Garage	1988	572	D 100	14,106	Avq-	73%	100%	100%	10,297
1,152 SFLA									Outbuilding Total 14,753

Acpt Land 40,600 **Accepted Bldg** 57,600 **Total** 98,200

Valuation Report

Map/Lot:
Location:

R04-011-A3
21 BOG ROAD

Account: 498 Card: 1 of 1

Neighborhood RURAL WEST
Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 01/25/2016
Sale Price 58,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3158P0299 (09/03)
Reference 2 R-04-011/A3 0000000000
Tran/Land/Bldg 1 1 2
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.27	Acres-Rear Land 1-10	2,000.00	540	100%		540
Total Acres 1.27						Land Total 40,140

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1995	14X56	D 100	56,815	Avq-	58%	50%	100%	16,476
Open Frame Porch	1995	126	D 100	2,392	Avq-	77%	100%	100%	1,842
Frame Shed	1995	96	D 100	506	Avq.	86%	100%	100%	435
Frame Garage	2003	672	C 100	18,680	Avq.	90%	100%	100%	16,812
Canopy	2003	140	D 100	1,278	Avq-	80%	100%	100%	1,022
Frame Shed	2003	240	C 100	1,469	Avq.	90%	100%	100%	1,322
SLAB.....	1995	784	C 100	1,960	Avq.	86%	100%	100%	1,686
784 SFLA	Outbuilding Total								39,595

Acpt Land 40,100 **Accepted Bldg** 39,600 **Total** 79,700

Neighborhood: RURAL WEST
Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 11/01/2021
Sale Price: 177,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B2732P0071 08/01
Reference 2: R-04-011/A4 0000000000
Tran/Land/Bldg: 1 1 2
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600	
0.19	Acres-Rear Land 1-10	2,000.00	380	100%		380	
Total Acres 1.19						Land Total	39,980

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,512 Sqft	Grade D 100	Base	86,913
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,848
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,846
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1995	0	TYPICAL	TYPICAL	Below Average	Typical	74,150	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		78%	100%	100%	57,837

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1995	192	C 100	2,108	Avq.	86%	100%	100%	1,813
Frame Shed	1995	144	D 100	758	Avq-	77%	100%	100%	584
Wood Deck	1995	192	C 100	2,108	Avq.	86%	100%	100%	1,813
Outbuilding Total									4,210

Acpt Land 40,000 **Accepted Bldg** 62,000 **Total** 102,000

Neighborhood RURAL WEST
Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 04/04/2012
Sale Price 125,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4511P0111
Reference 2 R-04-011/A5 0000000000
Tran/Land/Bldg 9 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
4.00	Acres-Rear Land 1-10	2,000.00	8,000	100%		8,000
Total Acres 5.00						Land Total 47,600

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One Story CLAPBOARD 1 OTHER Units-0	672 Sqft Masonry Trim Roof Cover	Grade B 95 None Asphalt Shingles	Base Trim Roof	66,736 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	3,914
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,867
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0	Plumbing	0
Baths	1	Half Baths	0	Attic	0
Attic	None			Fireplace	0
FirePlaces	0			Insulation	0
Insulation	Full			Unfinished	0
Unfin. Living Area	NONE				

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	TYPICAL	TYPICAL	Average	Typical	67,783
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		88%	100% 100%	59,649

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2001	198	C 100	2,170	Avq.	89%	100%	100%	1,931
1SFr Overhang	2001	64	B 95	4,388	Avq.	89%	100%	100%	3,905
736 SFLA									Outbuilding Total 5,836

Acpt Land 47,600 **Accepted Bldg** 65,500 **Total** 113,100

WISCASSET
 Name: WHITMORE, JASON E J/T
 WHITMORE, BILLIE JO

Valuation Report

09/13/2022

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Account: 501 Card: 1 of 1

Map/Lot: R04-011-B
 Location: 1043 GARDINER ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 01/30/2009
 Sale Price: 0
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B3565P0296 B4099P0213
 Reference 2: R-04-011/B0 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.10	Acres-Rear Land 1-10	2,000.00	2,200	100%		2,200
Total Acres 2.10						41,800

Dwelling Description

Replacement Cost New

Colonial	One & 3/4 Story	925 Sqft	Grade B 100	Base	151,207
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,329
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-7,271
Rooms	6	HEARTH		HEARTH	0
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1980	0	TYPICAL	TYPICAL	Above Average	Typical	132,607			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		88%	100%	100%			
						116,694			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2006	192	B 100	4,735	Avq+	88%	100%	100%	4,167
Frame Shed	1980	200	B 100	1,408	Avq+	88%	100%	100%	1,239
Frame Shed	1980	80	D 100	421	Avq-	70%	100%	100%	295
1.75 ST GARAGE..	1980	676	C 100	47,219	Avq.	79%	100%	100%	37,303
ONE STORY FRAME	2008	576	C 100	36,150	Avq.	92%	100%	100%	33,258
2,195 SFLA									
						Outbuilding Total			76,262
Acpt Land		41,800		Accepted Bldg		193,000		Total	234,800

WISCASSET

Valuation Report

09/13/2022

Name: WHITMORE, MICHAEL &
WHITMORE, KATHLEEN

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Account: 2115 Card: 1 of 1

Map/Lot:
Location:

R04-011-B1
GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Rolling
Utilities NoWater/NoSewer
Street Paved

Reference 1 B0983P0123

Reference 2 R-04-011/B1

Tran/Land/Bldg 6 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
6.80	Acres-Rear Land 1-10	2,000.00	13,600	100%		13,600
Total Acres 7.80					Land Total	53,200

Accpt Land	53,200	Accepted Bldg	0	Total	53,200
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Valuation Report

Account: 2272 Card: 1 of 1

Map/Lot: R04-011-B1-001
 Location: GARDINER ROAD

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Rolling
 Utilities: NoWater/NoSewer
 Street: Paved

Sale Data
 Sale Date: 07/27/2006
 Sale Price: 0
 Sale Type: Buildings Only
 Financing: Unknown
 Verified: Buyer
 Validity: Other Non Valid

Reference 1: B0000P0000
 Reference 2: R-4-11/B1/001
 Tran/Land/Bldg: 1 1 16
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
TOWER.....	2002	808	C 100	175,000	Ava.	90%	100%	100%	157,500
UTILITY BLDG....	2002	240	B 100	22,310	Ava.	90%	100%	100%	20,079
UTILITY BLDG....	2006	330	C 100	24,800	Ava.	92%	100%	100%	22,816
Outbuilding Total									200,395
Accpt Land			0	Accepted Bldg		200,400	Total		200,400

WISCASSET

Valuation Report

09/13/2022

Name: NICHOLS, RANDALL H J/T

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NICHOLS, KAREN S

Map/Lot:

R04-011-B2

Account: 2285 Card: 1 of 1

Location:

GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Rolling
Utilities NoWater/NoSewer
Street No Street

Sale Data
Sale Date 10/18/2002
Sale Price 25,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2933P0055 (10/02)

Reference 2 R-04-11/B2

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Rear Land 1-10, Acres-Rear Land 11-20, R 20+-Rear 20+, and Land Total.

Accpt Land 33,500 Accepted Bldg 0 Total 33,500

WISCASSET
 Name: GAUTHIER, DENNIS

Valuation Report

09/13/2022

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Map/Lot:

R04-011-C

Account: 502 Card: 1 of 1

Location:

37 BOG ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1483P0350
 Reference 2 R-04-011/C0 0000000000
 Tran/Land/Bldg 1 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.04	Acres-Rear Land 1-10	2,000.00	80	100%		80
Total Acres 1.04						Land Total 39,680

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
12' Mobile Home	1977	12X56	D 100	48,895	Poor	20%	15%	100%	1,467
MH ENC. PORCH...	1977	408	D 100	7,018	Poor	41%	50%	100%	1,438
Field Price	1990			----- S O U N D V A L U E -----					2,500
672 SFLA									Outbuilding Total 5,405

Acpt Land	39,700	Accepted Bldg	5,400	Total	45,100
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WISCASSET

Valuation Report

09/13/2022

Name: NESBITT IV, JAMES O.,ALEXANDER,THOMAS

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NESBITT, ROBERT S. & BARBARA JEAN

Map/Lot:

R04-012

Account: 503 Card: 1 of 1

Location:

GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL

Topography Level

Utilities NoWater/NoSewer

Street Paved

Reference 1 B3000P0092,93,94,95 B4531P0148,150,152

Reference 2 R-04-012/00 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
60.00	R 20+-Rear 20+	500.00	30,000	100%		30,000
Total Acres 81.00					Land Total	99,600

Acpt Land	99,600	Accepted Bldg	0	Total	99,600
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Name: PRAY, JOHN V J/T

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PRAY, MARY ROSE

Map/Lot:

R04-012-004

Account: 504 Card: 1 of 1

Location: 10 NORTHWOOD COURT

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Private

Sale Data
Sale Date 05/23/2014
Sale Price 120,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B4822P0195
Reference 2 R-04-012/04 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 6 0 Land Schedule 104

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Functional Obsolescence, Economic Obsolescence, Outbuildings/Additions/Improvements.

Acpt Land 30,800 Accepted Bldg 106,100 Total 136,900

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Private

Sale Data
Sale Date 08/12/2015
Sale Price 170,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4377P0204
Reference 2 R-04-012/05 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
0.28	Acres-Rear Land 1-10	2,000.00	560	100%		560
Total Acres 1.28					Land Total	31,360

Dwelling Description

Replacement Cost New

Ranch	One Story	1,344 Sqft	Grade B 95	Base	137,398
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,205
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2002	0	TYPICAL	TYPICAL	Average	Typical	143,603			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		90%	100% 100%	129,243			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
1 Story/BASEMENT	2002	168	B 95	13,599	Avq.	90%	100%	100%	12,239
Frame Garage	2002	576	C 105	17,318	Avq.	90%	100%	100%	15,586
Wood Deck	2003	96	C 105	1,186	Avq.	90%	100%	100%	1,067
1,512 SFLA						Outbuilding Total			28,892
Acpt Land		31,400	Accepted Bldg		158,100	Total		189,500	

Name: KEANE, DEREK J

KEANE, MEAGAN JEAN

Map/Lot:

R04-012-006

Account: 506 Card: 1 of 1

Location: 40 NORTHWOOD COURT

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Private

Sale Data
Sale Date 08/07/2015
Sale Price 1,243,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4765P0098
Reference 2 R-04-012/06 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 104

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Acpt Land 31,000 Accepted Bldg 120,200 Total 151,200

Valuation Report

Account: 507 Card: 1 of 1

Location: 45 NORTHWOOD COURT

Neighborhood	RURAL NORTHWEST	Sale Data
Zoning/Use	RURAL	Sale Date 03/10/2017
Topography	Level	Sale Price 220,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Semi-Improved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3296P0107 (05/04)
 Reference 2 R-04-012/07 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 104

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
0.61	Acres-Rear Land 1-10	2,000.00	1,220	100%		1,220
Total Acres 1.61					Land Total	32,020

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,260 Sqft	Grade B 95	Base		128,811
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	100% None	Heat		0
Rooms	5	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		6,205
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition											
Built	Renovated	Kitchens	Baths	Condition	Layout	Total					
2004	0	TYPICAL	TYPICAL	Average	Typical	135,016					
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)						
None	None	91%	100%	100%	122,865						
Outbuildings/Additions/Improvements											
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld		
Open Frame Porch	2004	24	C 100	715	Avq.	91%	100%	100%	651		
1 Story/BASEMENT	2004	152	C 100	11,262	Avq.	91%	100%	100%	10,248		
Frame Garage	2004	1120	C 100	28,886	Avq.	91%	100%	100%	26,286		
Wood Deck	2004	240	C 100	2,598	Avq.	91%	100%	100%	2,364		
Encl Frame Porch	2006	312	B 95	11,523	Avq.	91%	100%	100%	10,486		
Frame Shed	2006	144	B 95	962	Avq.	91%	100%	100%	875		
1,412 SFLA									50,910		
Acpt Land						32,000	Accepted Bldg		173,800	Total	205,800

Name: SEGOVIA, IVETTE C J/T

SEGOVIA, RUBEN D

Map/Lot:

R04-012-008

Account: 508 Card: 1 of 1

Location: 43 NORTHWOOD COURT

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 02/08/2005
Sale Price 186,009
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3436P0072 (02/05)
Reference 2 R-04-012/08 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 104

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes sub-table for Outbuildings/Additions/Improvements.

Name: BIGELOW, CURTIS B JR

OVIEDO VENTURA, LOURENZ A

Map/Lot:

R04-012-009

Account: 509 Card: 1 of 1

Location:

35 NORTHWOOD COURT

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Private

Sale Data
Sale Date 12/22/2021
Sale Price 340,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3445P0305 B3779P0237
Reference 2 R-04-012/09 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 104

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 2004, 0, TYPICAL, TYPICAL, Average, Typical, 138,049.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 91%, 100%, 100%, 125,625.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value, Rcnld. Rows include Wood Deck, Wood Deck, 1,372 SFLA, and Outbuilding Total.

Acpt Land 31,000 Accepted Bldg 127,700 Total 158,700

WISCASSET
 Name: HODSON, MICHAEL
 HODSON, KELLY J

Valuation Report

09/13/2022

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Account: 510 Card: 1 of 1

Map/Lot: R04-012-010
 Location: 33 NORTHWOOD COURT

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 02/27/2017
 Sale Price 169,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4499P0233
 Reference 2 R-04-012/10 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
0.48	Acres-Rear Land 1-10	2,000.00	960	100%		960
Total Acres 1.48						Land Total 31,760

Dwelling Description

Replacement Cost New

Colonial	Two Story	1,008 Sqft	Grade B 95	Base	172,729
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,723
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2004	0	TYPICAL	TYPICAL	Average	Typical	176,452			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		91%	100% 100%	160,571			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2004	36	C 100	958	Avq.	91%	100%	100%	872
Wood Deck	2004	360	C 100	3,822	Avq.	91%	100%	100%	3,478
Frame Shed	2004	80	C 100	490	Avq.	91%	100%	100%	446
2,016 SFLA									
Outbuilding Total 4,796									
Acpt Land		31,800		Accepted Bldg		165,400		Total 197,200	

Neighborhood	RURAL NORTHWEST	Sale Data
Zoning/Use	RURAL	Sale Date 01/03/2006
Topography	Level	Sale Price 28,900
Utilities	Drilled WellSeptic System	Sale Type Land Only
Street	Private	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3616P0162 B3769P0001
 Reference 2 R-04-012/11 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 104

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
0.50	Acres-Rear Land 1-10	2,000.00	1,000	100%		1,000
Total Acres 1.50						Land Total 31,800

Dwelling Description				Replacement Cost New	
Colonial	Two Story	896 Sqft	Grade B 95	Base	153,537
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,205
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2010	0	TYPICAL	TYPICAL	Average	Typical	159,742			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	92%	100%	100%	146,963				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2010	56	B 95	1,489	Avq.	92%	100%	100%	1,370
Wood Deck	2010	144	C 100	1,619	Avq.	92%	100%	100%	1,489
Frame Garage	2010	528	B 95	16,824	Avq.	92%	100%	100%	15,478
1,792 SFLA									Outbuilding Total 18,337
Acpt Land		31,800		Accepted Bldg		165,300		Total 197,100	

Valuation Report

Map/Lot:

R04-012-012

Account: 512 Card: 1 of 1

Location:

15 NORTHWOOD COURT

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Private

Sale Data
Sale Date 04/19/2017
Sale Price 195,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3291P0212 (05/04)
Reference 2 R-04-012/12 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
0.19	Acres-Rear Land 1-10	2,000.00	380	100%		380
Total Acres 1.19					Land Total	31,180

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,080 Sqft	Grade B 95	Base	105,152
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	810 Sqft, Grade B	Basement Gar	None	Fin Bsmt	39,407
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,723
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Average	Typical	148,282
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		91%	100% 100%	134,937

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2004	32	B 95	958	Avq.	91%	100%	100%	872
ONE STORY FRAME	2004	192	B 95	13,164	Avq.	91%	100%	100%	11,979
Wood Deck	2004	188	C 100	2,068	Avq.	91%	100%	100%	1,882
BSMT ENTRY.....	2004	16	B 95	214	Avq.	91%	100%	100%	195
1SFr Overhang	2004	32	B 95	2,194	Avq.	91%	100%	100%	1,997
Wood Deck	2004	425	C 100	4,485	Avq.	91%	100%	100%	4,081
Frame Garage	2004	672	C 100	18,680	Avq.	91%	100%	100%	16,999
CARPOT.....	2004	432	C 100	5,478	Avq.	91%	100%	100%	4,985
1,304 SFLA									
Outbuilding Total									42,990

Acpt Land

31,200

Accepted Bldg

177,900

Total

209,100

WISCASSET

Valuation Report

09/13/2022

Name: FITZPATRICK, RYAN A

Page 707

SEVERSON, KELSI D

Map/Lot:

R04-012-014

Account: 513 Card: 1 of 1

Location:

DORR ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography LowLevel
Utilities NoWater/NoSewer
Street Paved

Sale Data
Sale Date 07/07/2021
Sale Price 28,500
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B1301P0115
Reference 2 R-04-012/14 0000000000
Tran/Land/Bldg 1 1 15
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 104

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Accpt Land 32,000 Accepted Bldg 0 Total 32,000

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 11/17/2004
Sale Price 177,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B3396P0044 (11/04)
Reference 2 R-04-012/A0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
1.19	Acres-Rear Land 1-10	2,000.00	2,380	100%		2,380
Total Acres 2.19					Land Total	33,180

Dwelling Description

Replacement Cost New

Colonial	Two Story	1,060 Sqft	Grade C 100	Base	166,261
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,289
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-8,279
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1979	0	TYPICAL	TYPICAL	Average	Typical	146,693			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
Incomplete		None		81%	90% 100%	106,939			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1979	120	C 100	7,531	Avq.	78%	100%	100%	5,874
Open Frame Porch	1979	184	C 100	3,955	Avq.	78%	100%	100%	3,085
Wood Deck	1979	144	C 100	1,619	Avq.	78%	100%	100%	1,263
2,240 SFLA									
Outbuilding Total									10,222
Acpt Land		33,200		Accepted Bldg		117,200		Total	150,400

Valuation Report

Map/Lot:

R04-012-B

Account: 515 Card: 1 of 1

Location:

72 DORR ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 12/13/2011
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B1183P0059 B4471P0137
Reference 2 R-04-012/B0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
0.01	Acres-Rear Land 1-10	2,000.00	20	100%		20
Total Acres 1.01						Land Total 30,820

Dwelling Description

Replacement Cost New

Colonial	Two Story	768 Sqft	Grade B 95	Base	131,603
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,936
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-6,553
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,723
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1982	2002	TYPICAL	TYPICAL	Average	Typical	119,837			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)				
None	None	82%	100%	100%	98,266				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
ONE STORY FRAME	1982	180	B 95	12,342	Avq.	80%	100%	100%	9,874
Frame Garage	1982	1276	B 95	35,440	Avq.	80%	100%	100%	28,352
ONE STORY FRAME	2002	408	B 95	27,975	Avq.	90%	100%	100%	25,178
Frame Shed	2003	160	C 100	979	Avq.	90%	100%	100%	881
2,124 SFLA						Outbuilding Total			64,285

Acpt Land

30,800

Accepted Bldg

162,600

Total

193,400

Name: LAROCK, KEIR J/T

Page 710

SHERLOCK, KAREN L

Map/Lot:

R04-012-C

Account: 516 Card: 1 of 1

Location:

82 DORR ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 06/02/2009
Sale Price 147,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4152P0202
Reference 2 R-04-012/C0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 104

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Dwelling Description, Price/Unit, Replacement Cost New, and Value. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, and Value(Rcnld).

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Encl Frame Porch and 1,080 SFLA.

Acpt Land 31,100 Accepted Bldg 71,100 Total 102,200

Name: GUIDOBONI, NORMAN H

Page 711

GUIDOBONI, ANN W

Map/Lot:

R04-012-D

Account: 517 Card: 1 of 1

Location:

7 NORTHWOOD COURT

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Private

Reference 1 B1247P0230
Reference 2 R-04-012/D0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 104

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Colonial, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes sub-table for Outbuildings/Additions/Improvements.

Acpt Land

31,400

Accepted Bldg

128,400 Total

159,800

Valuation Report

Map/Lot:

R04-012-E

Account: 518 Card: 1 of 1

Location:

114 DORR ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 08/01/1995
Sale Price 18,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Renovations

Reference 1 B2079P0339
Reference 2 R-04-012/E0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
0.03	Acres-Rear Land 1-10	2,000.00	60	100%		60
Total Acres 1.03			Land Total			30,860

Dwelling Description

Replacement Cost New

Ranch	One Story	1,120 Sqft	Grade C 105	Base	110,044
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1996	0	TYPICAL	TYPICAL	Average	Typical	110,044			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		88%	100% 100%	96,839			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	1996	432	C 100	4,556	Avq.	87%	100%	100%	3,964
Frame Shed	2012	160	C 100	979	Avq.	92%	100%	100%	901
Encl Frame Porch	2012	144	C 100	5,062	Avq.	92%	100%	100%	4,657
Frame Garage	2017	390	C 100	12,256	Avq.	92%	100%	100%	11,276
Canopy	2017	364	D 100	3,214	Avq.	92%	100%	100%	2,957
1,120 SFLA						Outbuilding Total			23,755
Acpt Land		30,900		Accepted Bldg		120,600		Total	151,500

WISCASSET
 Name: BLAGDON, III, JOHN L.

Valuation Report

09/13/2022

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Map/Lot:

R04-013

Account: 519 Card: 1 of 1

Location:

OLD ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL

Topography Level

Utilities NoWater/NoSewer

Street Paved

Sale Data	
Sale Date	10/10/2002
Sale Price	850
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1 B2931P0102 (10/02)

Reference 2 R-04-013/00 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
120.88	R 20+-Rear 20+	500.00	60,440	100%		60,440
Total Acres 120.88				Land Total		60,440

Acpt Land	60,400	Accepted Bldg	0	Total	60,400
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Valuation Report

Map/Lot:

R04-013-A

Account: 2189 Card: 1 of 1

Location:

91 CLARK DRIVE

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 11/19/2019
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B2451P0245
 Reference 2 R-04-013/A0
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
3.09	Acres-Rear Land 1-10	2,000.00	6,180	100%		6,180
Total Acres 4.09						Land Total 36,980

Dwelling Description

Replacement Cost New

Ranch	One Story	1,528 Sqft	Grade B 95	Base	156,209
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1999	0	TYPICAL	TYPICAL	Average	Typical	156,209			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		89%	100% 100%	139,026			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Encl Frame Porch	1999	120	C 100	4,278	Avq.	88%	100%	100%	3,765
Frame Garage	1999	400	C 100	12,484	Avq.	88%	100%	100%	10,986
Wood Deck	1999	352	C 100	3,740	Avq.	88%	100%	100%	3,291
Frame Shed	2014	80	C 100	490	Avq.	92%	100%	100%	451
1,528 SFLA									Outbuilding Total 18,493

Acpt Land

37,000

Accepted Bldg

157,500

Total

194,500

WISCASSET

Valuation Report

09/13/2022

Name: OUTZEN, PAUL E J/T

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OUTZEN, PAULA A

Map/Lot:

R04-014

Account: 520 Card: 1 of 1

Location:

GARDINER ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Level
Utilities NoWater/NoSewer
Street Semi-Improved

Sale Data
Sale Date 07/07/2006
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B3709P0054
Reference 2 R-04-014/00 9044462899
Tran/Land/Bldg 1 1 15
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 104

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Rear Land 1-10, 11-20, R 20+-Rear 20+, and Land Total.

Accpt Land 40,000 Accepted Bldg 0 Total 40,000

WISCASSET
 Name: KIPP, RICHARD J
 KIPP, DEBRA S

Valuation Report

09/13/2022

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Account: 521 Card: 1 of 1

Map/Lot:
 Location:

R04-015
 GARDINER ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
 Topography Level
 Utilities NoWater/NoSewer
 Street No Street

Reference 1 B1056P0150
 Reference 2 R-04-015/00 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 104

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
4.00	Acres-Rear Land 11-20	1,000.00	4,000	100%		4,000	
Total Acres 14.00					Land Total	24,000	
Acpt Land		24,000	Accepted Bldg		0	Total	24,000

WISCASSET
 Name: PAGE, NEIL T J/T
 PAGE, LISA A

Valuation Report

09/13/2022

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Account: 522 Card: 1 of 2

Map/Lot:
 Location:

R04-015-A
 122 CLARK DRIVE

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 06/27/2014
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B1908P0188 B4188P0272 B4794P0194
 Reference 2 R-04-015/A0 SER #MY8761421
 Tran/Land/Bldg 4 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 2 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
9.41	Acres-Rear Land 1-10	2,000.00	18,820	100%		18,820
Total Acres 10.41					Land Total	49,620

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	2000	128	C 100	783	Avq.	89%	100%	100%	697
Frame Shed	2000	96	C 100	588	Avq.	89%	100%	100%	523
CARPORT.....	2006	200	C 100	2,659	Avq.	92%	100%	100%	2,446
Outbuilding Total									3,666

Acpt Land 49,600 **Accepted Bldg** 3,700 **Total** 53,300

WISCASSET
 Name: PAGE, NEIL T J/T
 PAGE, LISA A

Valuation Report

09/13/2022

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Account: 522 Card: 2 of 2

Map/Lot:
 Location:

R04-015-A
 122 CLARK DRIVE

Neighborhood RURAL NORTHWEST
 Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 06/27/2014
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B1908P0188 B4188P0272
 Reference 2 R-04-015/A0 SER #MY8761421
 Tran/Land/Bldg 4 0 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 2 0 Land Schedule 104

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,408 Sqft	Grade C 100	Base	173,162
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,408
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	2,112	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout		Total	
Built	Renovated	Kitchens	Baths	Condition				
2014	0	TYPICAL	TYPICAL	Average			176,570	
Functional Obsolescence	Economic Obsolescence				Phys. %	Func. %	Econ. %	Value(Rcnd)
None	None				92%	100%	100%	162,444
Accpt Land			0	Accepted Bldg		162,400	Total	162,400

WISCASSET

Valuation Report

09/13/2022

Name: PAGE, NEIL T J/T

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PAGE, LISA A

Map/Lot:

R04-015-A

Account: 522

Location:

122 CLARK DRIVE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	49,600	3,700	53,300	49,600	3,700	53,300
2	0	162,400	162,400	0	162,400	162,400
TOTAL	49,600	166,100	215,700	49,600	166,100	215,700

Name: LAWLER, WESLEY

LAWLER, CELYNNE

Map/Lot:

R04-015-A1

Account: 523 Card: 1 of 1

Location:

102 CLARK DRIVE

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 07/02/2020
Sale Price 272,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4151P0022
Reference 2 R-04-015/A1 0000000000
Tran/Land/Bldg 9 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 104

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Price/Unit, Grade, Replacement Cost New, Value. Rows include Conventional Exterior, Foundation, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, and Phys. %.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Frame Shed, Open Frame Porch, Wood Deck, AB.GR. POOL....., and 2,080 SFLA.

Acpt Land 41,300 Accepted Bldg 145,000 Total 186,300

WISCASSET
 Name: PAGE, NEIL T

Valuation Report

09/13/2022

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Map/Lot:

R04-016

Account: 524 Card: 1 of 1

Location:

GARDINER ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
 Topography Level
 Utilities NoWater/NoSewer
 Street No Street

Sale Data	
Sale Date	11/22/2019
Sale Price	25,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1 B4768P0060
 Reference 2 R-04-016/00 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 104

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
196.56	R 20+-Rear 20+	500.00	98,280	100%		98,280
Total Acres 216.56					Land Total	128,280

Accpt Land	128,300	Accepted Bldg	0	Total	128,300
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WISCASSET
 Name: PAGE, JOSHUA R

Valuation Report

09/13/2022
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 R04-016-A

Account: 2745 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood RURAL NORTHWEST
 Zoning/Use RURAL
 Topography Rolling
 Utilities
 Street Proposed

Sale Data
 Sale Date 02/02/2022
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 104

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
0.44	Acres-Rear Land 11-20	1,000.00	440	100%		440
Total Acres 10.44					Land Total	20,440
Acpt Land		20,400	Accepted Bldg		0	Total
						20,400

Name: HENDRICKS, CLIFFORD V (J/T)

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HENDRICKS, MARY D

Map/Lot:

R04-017

Account: 525 Card: 1 of 1

Location:

67 CLARK DRIVE

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Private

Sale Data
Sale Date 11/30/2001
Sale Price 20,800
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2850P0310 05/02
Reference 2 R-04-017/00 0000000000
Tran/Land/Bldg 7 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 104

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes sub-section for Outbuildings/Additions/Improvements.

Acpt Land

35,900

Accepted Bldg

191,900 Total

227,800

Name: DELANO, KELLY J J/T

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DELANO ERIC R.

Map/Lot:

R04-017-A

Account: 526 Card: 1 of 1

Location:

10 DELANO DRIVE

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 11/09/2002
Sale Price 20,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2949P0318 11/02
Reference 2 R-04-017/A0 0000000000
Tran/Land/Bldg 8 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 104

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, Acres-Wasteland, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Quantity, Grade/Type, Replacement Cost, Value. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 2003, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Average, Layout Typical, Total 171,893.

Table with 7 columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Functional Obsolescence None, Economic Obsolescence None, Phys. % 90%, Func. % 100%, Econ. % 100%, Value 154,704.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Wood Deck 2004, Wood Deck 2004, 2,100 SFLA, and Outbuilding Total 4,367.

Acpt Land 41,300 Accepted Bldg 159,100 Total 200,400

WISCASSET
 Name: O'NEILL, MARY E
 O'NEILL, EUGENE

Valuation Report

09/13/2022

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Account: 527 Card: 1 of 1

Map/Lot: R04-017-B
 Location: 20 DELANO DRIVE

Neighborhood	RURAL NORTHWEST	Sale Data
Zoning/Use	SHORE RES PROTEC	Sale Date 07/24/2020
Topography	Rolling	Sale Price 221,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Semi-Improved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3245P0008 (03/04)
 Reference 2 R-04-017/B0 0000000000
 Tran/Land/Bldg 6 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 104

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
4.70	Acres-Rear Land 1-10	2,000.00	9,400	100%		9,400
2.00	Acres-Wasteland	60.00	120	100%		120
Total Acres 7.70			Land Total			40,320

Dwelling Description				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 95	Base	142,305
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	4	HEARTH		HEARTHS	0
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	30%			Unfinished	-18,061

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2004	0	TYPICAL	TYPICAL	Average	Typical	124,244			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	91%	100%	100%	113,062				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2004	96	D 100	971	Fair	70%	100%	100%	680
UA/Fr/B	2004	168	B 95	14,516	Avq.	91%	100%	100%	13,210
Open Frame Porch	2004	96	B 95	2,375	Avq.	91%	100%	100%	2,161
Frame Garage	2005	896	B 95	25,983	Fair	71%	100%	100%	18,448
Unfinished Attic	2005	896	B 95	4,268	Fair	71%	100%	100%	3,030
1,235 SFLA									
						Outbuilding Total		37,529	

Acpt Land 40,300 **Accepted Bldg** 150,600 **Total** 190,900

Name: BUEHLER, GERT R J/T

BUEHLER, SUSAN J

Map/Lot:

R04-018

Account: 529 Card: 1 of 1

Location:

40 DELANO DRIVE

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 01/31/2003
 Sale Price 26,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B2993P0239 (01/03)
 Reference 2 R-04-018/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 6 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
8.03	Acres-Rear Land 1-10	2,000.00	16,060	100%		16,060
2.00	Acres-Wasteland	60.00	120	100%		120
Total Acres 11.03			Land Total			46,980

Dwelling Description

Replacement Cost New

Ranch	One Story	1,704 Sqft	Grade B 95	Base	174,201
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,964
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	179,165
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		91%	100% 100%	163,040

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2005	114	C 100	2,538	Avq.	91%	100%	100%	2,310
1 Story/BASEMENT	2005	232	C 100	17,189	Avq.	91%	100%	100%	15,642
1 Story/BASEMENT	2005	390	C 100	28,895	Avq.	91%	100%	100%	26,294
Frame Garage	2005	784	C 100	21,232	Avq.	91%	100%	100%	19,321
Encl Frame Porch	2005	168	C 100	5,846	Avq.	91%	100%	100%	5,320
1Sfr Overhanq	2005	16	B 95	1,097	Avq.	91%	100%	100%	998
2,342 SFLA									69,885

Accpt Land

47,000

Accepted Bldg

232,900

Total

279,900

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 06/15/2005
Sale Price 207,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3501P0002
Reference 2 R-04-018/A 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
7.00	Acres-Rear Land 1-10	2,000.00	14,000	100%		14,000
Total Acres 8.00						Land Total 44,800

Dwelling Description

Replacement Cost New

Modern/Contemp.	One Story	552 Sqft	Grade B 100	Base	57,704
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,479
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,919
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	451
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1994	0	TYPICAL	TYPICAL	Above Average	Typical	59,595	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		93%	100%	100%	55,423

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1994	364	B 100	31,014	Avq+	92%	100%	100%	28,533
Open Frame Porch	1994	144	B 100	3,617	Avq+	92%	100%	100%	3,328
Wood Deck	1994	336	B 100	4,114	Avq+	92%	100%	100%	3,785
1 STORY GARAGE..	1994	624	B 100	20,225	Avq+	92%	100%	100%	18,607
Frame Shed	1994	144	B 100	1,013	Avq+	92%	100%	100%	932
Frame Shed	1994	64	B 100	451	Avq+	92%	100%	100%	415
1.75 Story/BSMT	1994	312	B 100	36,709	Avq+	92%	100%	100%	33,772
1,462 SFLA									89,372

Accpt Land 44,800 Accepted Bldg 144,800 Total 189,600

Name: JONES, ROBERT E (TRUSTEE)

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ROBERT E. JONES REVOCABLE TRUST

Map/Lot:

R04-019

Account: 531 Card: 1 of 1

Location:

83 DORR ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 07/07/2017
Sale Price 205,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4657P0035
Reference 2 R-04-019/00 0000000000
Tran/Land/Bldg 8 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 104

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, Acres-Rear Land 11-20, R 20+-Rear 20+, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Price/Unit, Grade, Replacement Cost New, Value. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1985, 0, TYPICAL, TYPICAL, Average, Typical, and 131,506.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include 1 & 3/4 STORY FR, Wood Deck, 1.75 ST GARAGE., Open Frame Porch, 1,984 SFLA, and Outbuilding Total.

Acpt Land 70,400 Accepted Bldg 167,700 Total 238,100

WISCASSET

Valuation Report

09/13/2022

Name: MACLAREN, JOHN D. TRUSTEE

Page 729

MACLAREN, A. JEANETTE TRUSTEE

Map/Lot:

R04-019-A

Account: 532 Card: 1 of 1

Location:

GARDINER ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL

Topography Level

Utilities NoWater/NoSewer

Street Paved

Reference 1 B1757P0275 B3667P0260

Reference 2 R-04-019/A0 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
13.00	Acres-Rear Land 11-20	1,000.00	13,000	100%		13,000
46.46	R 20+-Rear 20+	500.00	23,230	100%		23,230
Total Acres 70.46					Land Total	87,030

Acpt Land

87,000

Accepted Bldg

0

Total

87,000

Valuation Report

Map/Lot:

R04-019-B

Account: 533 Card: 1 of 1

Location:

99 DORR ROAD

Neighborhood: RURAL NORTHWEST
Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 06/24/2010
Sale Price: 15,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Related Parties

Reference 1: B3776P0120 B4292P0140
Reference 2: R-04-019/B0 0000000000
Tran/Land/Bldg: 1 1 2
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
Total Acres 1.00						30,800

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,680 Sqft	Grade D 100	Base	96,570
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-15,387
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,052
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	TYPICAL	TYPICAL	Average	Typical	82,062
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		90%	100% 100%	73,856

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2002	672	C 100	18,680	Avq.	90%	100%	100%	16,812
Frame Shed	2002	96	C 100	588	Avq.	90%	100%	100%	529
Wood Deck	2002	96	C 100	1,129	Avq.	90%	100%	100%	1,016
1,680 SFLA						Outbuilding Total			18,357

Acpt Land 30,800 **Accepted Bldg** 92,200 **Total** 123,000

Neighborhood	RURAL NORTHWEST	Sale Data
Zoning/Use	RURAL	Sale Date 08/03/2012
Topography	Level	Sale Price 150,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B4555P0158		
Reference 2	R-04-019/C0 0000000000		
Tran/Land/Bldg	1	1	11
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	104

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
0.03	Acres-Rear Land 1-10	2,000.00	60	100%		60
Total Acres 1.03			Land Total			30,860

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	786 Sqft	Grade B 95	Base		107,720
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	2	HEARTH				
Bedrooms	1	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		2,482
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	TYPICAL	TYPICAL	Average	Typical	110,202
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		86%	100% 100%	94,774

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1991	592	D 100	5,322	Avq.	84%	100%	100%	4,470
Frame Garage	1991	480	C 100	14,307	Avq.	84%	100%	100%	12,018
1,179 SFLA									
Outbuilding Total									16,488

Acpt Land	30,900	Accepted Bldg	111,300	Total	142,200
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Name: GREEN, ROBIN L J/T

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GREEN, YVONNA K

Map/Lot:

R04-019-D

Account: 535 Card: 1 of 1

Location:

89 DORR ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 12/30/2013
Sale Price 118,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4747P0112
Reference 2 R-04-019/D0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 104

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Modern/Contemp. Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Outbuildings/Additions/Improvements with Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, and Value Rcnld.

Acpt Land

32,200

Accepted Bldg

134,400 Total

166,600

WISCASSET
 Name: MACLAREN, JOHN D II

Valuation Report

09/13/2022

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Map/Lot:

R04-019-E

Account: 2607 Card: 1 of 1

Location:

GARDINER ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B4445P0097

Reference 2 R-04-019-E

Tran/Land/Bldg 0 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
2.31	Acres-Rear Land 1-10	2,000.00	4,620	100%		4,620
Total Acres 3.31					Land Total	35,420

Accpt Land	35,400	Accepted Bldg	0	Total	35,400
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WISCASSET
 Name: DORR, CHESTER G
 DORR, LOIS E

Valuation Report

09/13/2022

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Account: 536 Card: 1 of 1

Map/Lot:
 Location:

R04-020
 115 DORR ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2348P0121
 Reference 2 R-04-020/00 0000000000
 Tran/Land/Bldg 8 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
105.00	R 20+-Rear 20+	500.00	52,500	100%		52,500
Total Acres 126.00						Land Total 113,300

Dwelling Description

Replacement Cost New

Log	One & 1/2 Story	828 Sqft	Grade B 95	Base	127,938
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry 3/4 Bmt	Basement	-2,248
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Average	Typical	125,690
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	81,699

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1900	138	D 100	2,601	Avq-	57%	100%	100%	1,483
Frame Shed	1960	48	C 100	294	Avq.	69%	100%	100%	203
Frame Shed	1960	96	D 100	506	Avq-	61%	100%	100%	309
1,242 SFLA									Outbuilding Total 1,995

Acpt Land 113,300 **Accepted Bldg** 83,700 **Total** 197,000

Valuation Report

Map/Lot:

R04-020-A

Account: 537 Card: 1 of 1

Location:

107 DORR ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 06/22/2012
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B4541P0037
Reference 2 R-04-020/A0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
Total Acres 1.00						30,800

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,280 Sqft	Grade B 95	Base	180,705
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,723
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1997	0	TYPICAL	TYPICAL	Average	Typical	184,428			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		88%	80%	100%	129,837		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1970	144	D 100	758	Avq-	65%	100%	100%	493
2,240 SFLA									493

Acpt Land 30,800 **Accepted Bldg** 130,300 **Total** 161,100

WISCASSET
Name: WHITE, VICKI

Valuation Report

09/13/2022

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Map/Lot:

R04-021

Account: 538 Card: 1 of 1

Location:

DORR ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Level
Utilities NoWater/NoSewer
Street No Street

Reference 1 B1640P0109
Reference 2 R-04-021/00 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 104

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000	
15.00	R 20+-Rear 20+	500.00	7,500	100%		7,500	
Total Acres 35.00					Land Total	37,500	
Accpt Land		37,500	Accepted Bldg		0	Total	37,500

WISCASSET
 Name: DORR, CHESTER G

Valuation Report

09/13/2022
 Page 737
 R04-022
 DORR ROAD

Account: 539 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
 Topography Level
 Utilities NoWater/NoSewer
 Street No Street

Reference 1 B2348P0121
 Reference 2 R-04-022/00 0000000000
 Tran/Land/Bldg 8 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 104

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
2.00	Acres-Rear Land 11-20	1,000.00	2,000	100%		2,000	
Total Acres 12.00					Land Total	22,000	
Acpt Land		22,000	Accepted Bldg		0	Total	22,000

WISCASSET

Valuation Report

09/13/2022

Name: FOWLE, PERRY F

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DORR, HENRY C

Map/Lot:

R04-023

Account: 540 Card: 1 of 1

Location:

DORR ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL

Topography Level

Utilities NoWater/NoSewer

Street No Street

Reference 1 B0414P0527

Reference 2 R-04-023/00 0000000000

Tran/Land/Bldg 6 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,000.00	20,000	50%	Access	10,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	50%	Access	5,000
Total Acres 20.00			Land Total			15,000

Acpt Land	15,000	Accepted Bldg	0	Total	15,000
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WISCASSET
 Name: DORR, HEIRS, BLANCHE

Valuation Report

09/13/2022

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Map/Lot:

R04-024

Account: 541 Card: 1 of 1

Location:

GARDINER ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
 Topography Level
 Utilities NoWater/NoSewer
 Street No Street

Reference 1 B0000P0000
 Reference 2 R-04-024/00 0000000000
 Tran/Land/Bldg 6 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 104

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
9.00	Acres-Rear Land 1-10	2,000.00	18,000	50%	Access	9,000
Total Acres 9.00					Land Total	9,000
Acpt Land		9,000	Accepted Bldg		0	Total
						9,000

WISCASSET

Valuation Report

09/13/2022

Name: FOWLE, PERRY F

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DORR, HENRY C

Map/Lot:

R04-025

Account: 542 Card: 1 of 1

Location:

GARDINER ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL

Topography Level

Utilities NoWater/NoSewer

Street No Street

Reference 1 B0414P0527

Reference 2 R-04-025/00 0000000000

Tran/Land/Bldg 6 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
8.00	Acres-Rear Land 1-10	2,000.00	16,000	50%	Access	8,000
Total Acres 8.00					Land Total	8,000

Acpt Land	8,000	Accepted Bldg	0	Total	8,000
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Valuation Report

Account: 543 Card: 1 of 1

Location: 1019 GARDINER ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
 Topography Level
 Utilities NoWater/NoSewer
 Street No Street

Sale Data
 Sale Date 02/25/2003
 Sale Price 15,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3015P0215 02/03
 Reference 2 R-04-026/00 0000000000

Tran/Land/Bldg 1 1 16
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
3.00	R 20+-Rear 20+	500.00	1,500	100%		1,500
Total Acres 23.00						Land Total 31,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	2003	192	D 100	1,010	Avq-	80%	100%	100%	808
Frame Shed	2005	80	D 100	421	Avq-	81%	100%	100%	341
Frame Shed	2005	192	D 100	1,010	Avq-	81%	100%	100%	818
Frame Shed	2005	192	D 100	1,010	Avq-	81%	100%	100%	818
Outbuilding Total									2,785

Acpt Land 31,500 **Accepted Bldg** 2,800 **Total** 34,300

WISCASSET
 Name: BLAGDEN, ROBERT L

Valuation Report

09/13/2022

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Map/Lot:

R04-027

Account: 544 Card: 1 of 1

Location:

GARDINER ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
 Topography Level
 Utilities NoWater/NoSewer
 Street No Street

Sale Data	
Sale Date	05/07/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B4525P0005
 Reference 2 R-04-027/00 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,000.00	20,000	50%	Access	10,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	50%	Access	5,000
10.00	R 20+-Rear 20+	500.00	5,000	50%	Access	2,500
Total Acres 30.00					Land Total	17,500

Accpt Land	17,500	Accepted Bldg	0	Total	17,500
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WISCASSET
 Name: BLAGDEN, ROBERT L

Valuation Report

09/13/2022

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Map/Lot:

R04-028

Account: 545 Card: 1 of 1

Location:

GARDINER ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
 Topography Level
 Utilities NoWater/NoSewer
 Street No Street

Sale Data	
Sale Date	11/14/2006
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B3770P0168
 Reference 2 R-04-028/00 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 104

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
18.00	R 20+-Rear 20+	500.00	9,000	100%		9,000
Total Acres 38.00					Land Total	39,000
Accpt Land		39,000	Accepted Bldg		0	Total
						39,000

WISCASSET
 Name: KELLEY, MICHAEL J

Valuation Report

09/13/2022

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Map/Lot:

R04-029

Account: 546 Card: 1 of 1

Location:

EAST OF GARDINER ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
 Topography Rolling
 Utilities NoWater/NoSewer
 Street No Street

Reference 1 B1553P0150
 Reference 2 R-04-029/00 0000000000

Tran/Land/Bldg 8 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
17.00	R 20+-Rear 20+	500.00	8,500	100%		8,500
Total Acres 37.00					Land Total	38,500

Accpt Land	38,500	Accepted Bldg	0	Total	38,500
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WISCASSET

Valuation Report

09/13/2022

Name: THE MILDRED W. CRAFTS, TRUST (DEVISEE)

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JOY CRAFTS MCNAUGHTON, TRUSTEE

Map/Lot:

R04-030

Account: 547 Card: 1 of 1

Location:

GARDINER ROAD

Neighborhood RURAL NORTHWEST
 Tree Growth 2012
 Zoning/Use RURAL
 Topography Level
 Utilities NoWater/NoSewer
 Street No Street

Sale Data
 Sale Date 04/11/2005
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B3464P0161 B4632P0249

Reference 2 R-04-030/00 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
47.00	Acres-Softwood	300.00	14,100	100%		14,100
67.00	Acres-Mixed Wood	370.00	24,790	100%		24,790
12.00	Acres-Hardwood	241.00	2,892	100%		2,892
7.00	Acres-Wasteland	60.00	420	100%		420
Total Acres 133.00			Land Total			42,202

Acpt Land 42,200 **Accepted Bldg** 0 **Total** 42,200

WISCASSET
 Name: BOUDIN, FRANK M

Valuation Report

09/13/2022

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Map/Lot:

R04-031

Account: 548 Card: 1 of 1

Location:

OLD ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
 Topography Level
 Utilities NoWater/NoSewer
 Street No Street

Reference 1 B1156P0274
 Reference 2 R-04-031/00 0000000000
 Tran/Land/Bldg 8 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 104

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,000.00	20,000	25%	Access	5,000
Total Acres 10.00					Land Total	5,000
Acpt Land		5,000	Accepted Bldg		0	Total
						5,000

WISCASSET
 Name: DALTON(HEIRS OF), CONNIE

Valuation Report

09/13/2022

Page 747

Map/Lot:

R04-032

Account: 549 Card: 1 of 1

Location:

OLD ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
 Topography Level
 Utilities NoWater/NoSewer
 Street No Street

Reference 1 B0935P0127
 Reference 2 R-04-032/00 0000000000
 Tran/Land/Bldg 9 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.00	Acres-Rear Land 1-10	2,000.00	10,000	25%	Access	2,500
Total Acres 5.00					Land Total	2,500

Acpt Land	2,500	Accepted Bldg	0	Total	2,500
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WISCASSET

Valuation Report

09/13/2022

Name: THE MILDRED W. CRAFTS TRUST (DEWISEE)

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JOY CRAFTS MCNAUGHTON, TRUSTEE

Map/Lot:

R04-033

Account: 550 Card: 1 of 1

Location:

OLD ROAD

Neighborhood RURAL NORTHWEST
 Tree Growth 2012
 Zoning/Use RURAL
 Topography Level
 Utilities NoWater/NoSewer
 Street No Street

Sale Data
 Sale Date 04/11/2005
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B3464P0161 B4632P0249
 Reference 2 R-04-033/00 0000000000
 Tran/Land/Bldg 6 8 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 104

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
5.00	Acres-Hardwood	241.00	1,205	100%		1,205	
Total Acres 5.00				Land Total		1,205	
Acpt Land		1,200	Accepted Bldg		0	Total	
						1,200	

Name: HENDRICKSON, HOWARD A (J/T)

Page 749

HENDRICKSON, PATRICIA M

Map/Lot:

R05-001

Account: 551 Card: 1 of 1

Location:

284 FEDERAL STREET

Neighborhood: RURAL NORTH

Zoning/Use: RURAL
Topography: Above Street
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B2828P0165
Reference 2: R-05-001/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 6 50 0 Land Schedule 105

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, Acres-Rear Land 11-20, R 20+-Rear 20+, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Units, Price/Unit, Grade, Base, Value. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, and Value(Rcnld).

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck and 1,853 SFLA.

Acpt Land 120,200 Accepted Bldg 145,200 Total 265,400

WISCASSET
 Name: SOULE, RAYMOND A

Valuation Report

09/13/2022

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Map/Lot:

R05-001-A

Account: 552 Card: 1 of 1

Location:

14 CRONKS LANE

Neighborhood RURAL NORTH

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data	
Sale Date	12/31/2009
Sale Price	26,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1 B4240P0271
 Reference 2 R-05-001/A0 0000000000
 Tran/Land/Bldg 1 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
4.70	Acres-Rear Land 1-10	2,000.00	9,400	100%		9,400
Total Acres 5.70					Land Total	47,900

Accpt Land	47,900	Accepted Bldg	0	Total	47,900
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Valuation Report

Map/Lot:

R05-001-B

Account: 553 Card: 1 of 1

Location:

15 CRONKS LANE

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 01/01/1994
Sale Price 100,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2174P0209
Reference 2 R-05-001/B0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
7.00	Acres-Rear Land 1-10	2,000.00	14,000	100%		14,000
Total Acres 8.00						Land Total 52,500

Dwelling Description

Replacement Cost New

Log	One Story	936 Sqft	Grade C 105	Base	100,724
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	100,724
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		81%	100% 100%	81,586

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1980	576	C 100	3,525	Avq-	70%	100%	100%	2,468
Wood Deck	1980	48	C 105	672	Avq.	81%	100%	100%	544
936 SFLA						Outbuilding Total			3,012

Acpt Land 52,500 **Accepted Bldg** 84,600 **Total** 137,100

WISCASSET

Valuation Report

09/13/2022

Name: BICKFORD, ROBERT L JR

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BICKFORD, JANET L

Map/Lot:

R05-001-C

Account: 2487 Card: 1 of 1

Location:

WEST ALNA ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography RollingAbove Street
Utilities NoWater/NoSewer
Street Paved

Sale Data
Sale Date 03/07/2019
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2747P0064
Reference 2 R-5-1/C
Tran/Land/Bldg 6 1 15
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 105

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Accpt Land 34,800 Accepted Bldg 0 Total 34,800

WISCASSET
 Name: LEBOURDAIS, JANE

Valuation Report

09/13/2022

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Map/Lot: R05-001-C-001-001
 Location: 20 WEST ALNA ROAD

Account: 555 Card: 1 of 1

Neighborhood: RURAL NORTH
 Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B0000P0000
 Reference 2: R-05-001/C1 0000000000
 Tran/Land/Bldg: 6 1 3
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 0 0 Land Schedule 105

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	1986	14X66	C 100	86.328	Avg-	40%	50%	100%	17,266
Wood Deck	1986	288	C 100	3.088	Avg.	82%	100%	100%	2,532
Frame Shed	2006	384	C 100	2.350	Avg.	92%	100%	100%	2,162
924 SFLA									
						Outbuilding Total			21,960
Acpt Land			0	Accepted Bldg		22,000	Total		22,000

Name: BICKFORD JR., ROBERT L J/T

BICKFORD, JANET L

Map/Lot:

R05-001-C1

Account: 554 Card: 1 of 1

Location:

22 WEST ALNA ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography RollingAbove Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 05/24/2006
Sale Price 170,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3680P0312
Reference 2 R-05-001/C1
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 105

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Open Frame Porch, Wood Deck, Frame Shed, 1,820 SFLA, and Outbuilding Total.

Accpt Land 40,900 Accepted Bldg 139,200 Total 180,100

Account: 556 Card: 1 of 1

Location: 18 HIGHLAND FARM ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 09/02/2015
Sale Price 91,350
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1 B2018P0096
Reference 2 R-05-001/D0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
7.00	Acres-Rear Land 1-10	2,000.00	14,000	100%		14,000
Total Acres 8.00						Land Total 44,800

Dwelling Description

Replacement Cost New

Ranch	One Story	1,000 Sqft	Grade C 100	Base	93,575
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,408
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	TYPICAL	TYPICAL	Average	Typical	96,983
Functional Obsolescence						Value(Rcnd)
None						84,375

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnd
				RCN	Cond	Phy	Func	Econ	
Frame Shed	1995	96	D 100	506	Fair	65%	100%	100%	329
Wood Deck	2002	192	C 100	2,108	Avq.	90%	100%	100%	1,897
AB.GR. POOL.....	2004	1	C 100	1,000	Avq.	99%	100%	100%	990
Wood Deck	2006	100	C 100	1,170	Avq.	87%	100%	100%	1,018
Wood Deck	2006	37	C 100	527	Avq.	87%	100%	100%	458
Frame Garage	2007	1008	C 100	26,334	Avq.	92%	100%	100%	24,227
1,000 SFLA									28,919

Acpt Land 44,800 **Accepted Bldg** 113,300 **Total** 158,100

WISCASSET
 Name: SHERMAN, NORMAN P

Valuation Report

09/13/2022

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Map/Lot:

R05-001-E

Account: 2190 Card: 1 of 1

Location:

WEST ALNA ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	05/26/2005
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B3494P0097
 Reference 2 R-05-001/E
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 104

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
1.50	Acres-Rear Land 11-20	1,000.00	1,500	100%		1,500	
Total Acres 11.50					Land Total	21,500	
Acpt Land		21,500	Accepted Bldg		0	Total	21,500

Name: ATWOOD, FRANK J

ATWOOD, HILARY E

Map/Lot:

R05-001-F

Account: 2252 Card: 1 of 1

Location: 32 HIGHLAND FARM ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 12/17/2020
 Sale Price 337,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4718P0185
 Reference 2 R-5-001/F
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
7.64	Acres-Rear Land 1-10	2,000.00	15,280	100%		15,280
Total Acres 8.64						Land Total 46,080

Dwelling Description

Replacement Cost New

Colonial	Two Story	1,120 Sqft	Grade B 100	Base	202,023
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,532
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2001	0	TYPICAL	TYPICAL	Average	Typical	208,555			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		90%	100% 100%	187,700			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2001	168	B 100	14,314	Avq.	89%	100%	100%	12,739
Open Frame Porch	2001	96	B 100	2,499	Avq.	89%	100%	100%	2,224
Wood Deck	2001	28	C 100	436	Fair	69%	100%	100%	301
2S Wood Deck	2008	224	C 100	4,480	Avq.	92%	100%	100%	4,122
2,408 SFLA									Outbuilding Total 19,386

Acpt Land 46,100 **Accepted Bldg** 207,100 **Total** 253,200

Name: MACELMAN, MARY J/T

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MACELMAN, THOMAS E

Map/Lot:

R05-002

Account: 557 Card: 1 of 1

Location: 294 FEDERAL STREET

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 07/18/2013
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B4689P0123 B4689P0126
Reference 2 R-05-002/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 105

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Price/Unit, Grade, Replacement Cost New, Value. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes sub-table for Outbuildings/Additions/Improvements with columns for Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld.

Acpt Land

40,500 Accepted Bldg

71,100 Total

111,600

Neighborhood RURAL NORTH
Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 01/10/2014
Sale Price 120,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4749P0312
Reference 2 R-05-003/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
0.42	Acres-HS Size Adj	3,500.00	1,470	100%		1,470
Total Acres 0.42						Land Total 36,470

Dwelling Description

Replacement Cost New

Ranch	One Story	1,073 Sqft	Grade C 105	Base	105,426
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,920
FirePlaces	1			Fireplace	5,361
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	TYPICAL	TYPICAL	Average	Typical	112,707
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		71%	100% 100%	80,022
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
1 Story/BASEMENT	1955	168	C 105	13,069	Avq.	9,279
Wood Deck	1986	84	C 105	1,057	Avq.	750
1,241 SFLA	Outbuilding Total					10,029

Acpt Land 36,500 **Accepted Bldg** 90,100 **Total** 126,600

Valuation Report

Neighborhood RURAL NORTH
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/05/2013
 Sale Price 69,999
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4670P0216
 Reference 2 R-05-004/00
 Tran/Land/Bldg 1 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	80%	Topoqrphry	28,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
1.32	Acres-Rear Land 1-10	2,000.00	2,640	100%		2,640
Total Acres 2.32						Land Total 34,140

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	0	144	D 100	1,392	Avq-	57%	100%	100%	793
Frame Garage	0	480	D 100	12,304	Avq-	57%	100%	100%	7,013
Frame Shed	1960	49	E 100	222	Poor	30%	100%	100%	67
14' Mobile Home	1984	14X66	C 105	90,644	Avq.	50%	50%	100%	22,661
924 SFLA						Outbuilding Total			30,534

Acpt Land 34,100 **Accepted Bldg** 30,500 **Total** 64,600

Name: MURPHY, HEATHER L

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SHIPLEY, TOBBY J

Map/Lot:

R05-005

Account: 560 Card: 1 of 1

Location:

70 WEST ALNA ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 09/05/2018
Sale Price 70,000
Sale Type Land & Buildings
Financing Cash Sale
Verified Public Record
Validity Foreclosure

Reference 1 B1886P0013
Reference 2 R-05-005/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 105

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.92 Acres-HS Size Adj, and Total Acres 0.92.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include 1920, 0 TYPICAL, Below Average, Typical, 122,840, None, 57%, 100%, 100%, 70,019, Outbuildings/Additions/Improvements, Wood Deck, 2003, 352 C 100, 3,740 Avq., 90%, 100%, 100%, 3,366, 1,287 SFLA, Outbuilding Total, 3,366.

Acpt Land 38,200 Accepted Bldg 73,400 Total 111,600

Name: MALDOVAN, MARC

Page 762

MALDOVAN, RACHEL L

Map/Lot:

R05-006

Account: 561 Card: 1 of 1

Location:

78 WEST ALNA ROAD

Neighborhood: RURAL NORTH

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B2321P0280 B4149P0258
Reference 2: R-05-006/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 105

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck, ONE STORY FRAME, Wood Deck, 1.75 S Barn, 1,241 SFLA.

Acpt Land 37,000 Accepted Bldg 117,800 Total 154,800

Neighborhood: RURAL NORTH
Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 05/01/1993
Sale Price: 75,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B1873P0133
Reference 2: R-05-007/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
1.02	Acres-Rear Land 1-10	2,000.00	2,040	100%		2,040
Total Acres 2.02					Land Total	40,540

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 105	Base	94,324
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-2,863
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1973	0	TYPICAL	TYPICAL	Below Average	Typical	91,461			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		69%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1970	1920	D 100	10,105	Avq-	65%	100%	100%	6,568
Frame Shed	1970	480	E 100	2,174	Poor	36%	100%	100%	783
Frame Shed	1990	960	D 100	5,052	Fair	63%	100%	100%	3,183
1 ST BARN.....	1974	988	D 100	21,534	Avq-	67%	100%	100%	14,428
BSMT ENTRY.....	1973	30	C 105	385	Avq-	69%	100%	100%	266
960 SFLA						Outbuilding Total		25,228	
Acpt Land		40,500		Accepted Bldg		88,300		Total	
								128,800	

Neighborhood: RURAL NORTH
Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 05/05/2014
Sale Price: 0
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Related Parties

Reference 1: B1362P0346
Reference 2: R-05-008/00 0000000000
Tran/Land/Bldg: 6 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 2 50 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
7.70	Acres-Rear Land 1-10	2,000.00	15,400	100%		15,400
Total Acres 8.70						Land Total 53,900

Dwelling Description

Replacement Cost New

Split Level	One Story	768 Sqft	Grade B 95	Base	74,775
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-4,170
Fin. Basement Area	280 Sqft, Grade B	Basement Gar	None	Fin Bsmt	13,622
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,205
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1987	2000	TYPICAL	TYPICAL	Average	Typical	90,432			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	84%	100%	100%	75,963				
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1987	480	B 95	32,912	Avq.	84%	100%	100%	27,646
Frame Garage	1987	288	B 95	10,852	Avq.	84%	100%	100%	9,116
1SFr Overhang	1987	44	B 95	3,016	Avq.	84%	100%	100%	2,533
Frame Garage	1980	896	D 100	20,453	Avq.	79%	100%	100%	16,158
Canopy	1980	336	E 100	2,557	Fair	57%	100%	100%	1,457
BSMT ENTRY.....	1987	30	B 95	401	Avq.	84%	100%	100%	337
Wood Deck	1987	160	B 95	1,947	Avq.	84%	100%	100%	1,635
Encl Frame Porch	2015	64	C 100	2,450	Avq.	92%	100%	100%	2,254
1,292 SFLA	Outbuilding Total								61,136

Acpt Land 53,900 Accepted Bldg 137,100 Total 191,000

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 12/29/2021
Sale Price 375,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2911P0106 (09/02)
Reference 2 R-5-8A WISDC-FM_2019-087
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.30	Acres-Rear Land 1-10	2,000.00	600	100%		600
Total Acres 1.30					Land Total	39,100

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 100	Base	149,795
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,532
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2002	0	TYPICAL	TYPICAL	Good	Typical	156,327			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	100% 100%	151,637			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
1.50 ST GARAGE..	2002	728	C 100	42,801	Avq.	90%	100%	100%	38,521
Open Frame Porch	2002	55	C 100	1,343	Avq.	90%	100%	100%	1,209
Wood Deck	2002	44	C 100	599	Avq.	90%	100%	100%	539
1 Story/BASEMENT	2002	187	C 100	13,855	Avq.	90%	100%	100%	12,470
Wood Deck	2003	168	C 100	1,864	Avq.	90%	100%	100%	1,678
1,951 SFLA	Outbuilding Total								54,417
Acpt Land		39,100		Accepted Bldg		206,100		Total	245,200

WISCASSET
 Name: SHERMAN, NORMAN P

Valuation Report

09/13/2022

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Map/Lot:

R05-009

Account: 564 Card: 1 of 1

Location:

WEST ALNA ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 05/26/2005
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B3494P0097 (06/05)
 Reference 2 R-05-009/00 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
13.00	R 20+-Rear 20+	500.00	6,500	100%		6,500
Total Acres 34.00					Land Total	75,000

Acpt Land 75,000 **Accepted Bldg** 0 **Total** 75,000

WISCASSET

Valuation Report

09/13/2022

Name: DALTON, NANCY C J/T

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DALTON, GERALD L

Map/Lot:

R05-009-A

Account: 2040 Card: 1 of 1

Location:

HUNTOON HILL ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL

Topography Rolling

Utilities NoWater/NoSewer

Street Paved

Sale Data	
Sale Date	06/07/2005
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B3494P0095 (06/05)

Reference 2 R-5-9-A

Tran/Land/Bldg 0 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	50%	Access	14,000
1.00	Acres-HS Size Adj	2,800.00	2,800	50%	Access	1,400
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
11.00	Acres-Rear Land 11-20	1,000.00	11,000	100%		11,000
Total Acres 22.00					Land Total	46,400

Acpt Land	46,400	Accepted Bldg	0	Total	46,400
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Valuation Report

Map/Lot: R05-010

Account: 565 Card: 1 of 1

Location: 126 WEST ALNA ROAD

Neighborhood: RURAL NORTH
Zoning/Use: RURAL
Topography: Rolling
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 03/01/2008
Sale Price: 93,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B2658P0009 B3968P0015
Reference 2: R-05-010/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): 50 0 0 Land Schedule: 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.84	Acres-Rear Land 1-10	2,000.00	1,680	100%		1,680
Total Acres 1.84					Land Total	40,180

Dwelling Description

Replacement Cost New

Split Level	One Story	784 Sqft	Grade C 100	Base	69,869
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	3,566
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1975	0	TYPICAL	TYPICAL	Average	Typical	73,435				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)				
None		None		79%	100% 100%	58,014				
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Wood Deck	2002	512	C 100	5,372	Avq.	79%	100%	100%	4,244	
Frame Shed	1975	192	C 100	1,175	Avq-	67%	100%	100%	787	
ONE STORY FRAME	1975	480	C 100	30,125	Avq.	79%	100%	100%	23,799	
1.50 ST GARAGE..	2006	864	C 100	50,166	Avq.	92%	100%	100%	46,153	
Open Frame Porch	1975	80	C 100	1,849	Avq.	79%	100%	100%	1,461	
1,264 SFLA										
Acpt Land					40,200	Accepted Bldg		134,500	Total	174,700

Name: MARCUS, ROBERT G

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MARCUS, PAULA E

Map/Lot:

R05-011

Account: 566 Card: 1 of 1

Location: 132 WEST ALNA ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 03/01/1993
Sale Price 112,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B1863P0155
Reference 2 R-05-011/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 105

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Colonial, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes sub-table for Outbuildings/Additions/Improvements.

Acpt Land

38,800

Accepted Bldg

156,400 Total

195,200

WISCASSET
Name: MARCUS, ROBERT G

Valuation Report

09/13/2022

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Map/Lot:

R05-011-ON

Account: 2702 Card: 1 of 1

Location:

132 WEST ALNA ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Rolling

Utilities

Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

FARM LAND 0 OPEN SPACE 0

Exemption(s) 55 0 0 Land Schedule 105

Outbuildings/Additions/Improvements									Value
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func Econ	Rcnld	
SOLAR PANELS	2013							3,700	
----- SOUND VALUE -----									
							Outbuilding Total	3,700	
Acpt Land			0	Accepted Bldg			3,700	Total	3,700

Name: ROGERS, DAVID M

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ROGERS, CINDY

Map/Lot:

R05-012

Account: 567 Card: 1 of 1

Location:

142 WEST ALNA ROAD

Neighborhood: RURAL NORTH

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B1892P0055
Reference 2: R-05-012/00 0000000000
Tran/Land/Bldg: 1 1 2
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 0 50 0 Land Schedule 105

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.97 Acres-HS Size Adj, and Total Acres 0.97.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Value, Condition, Material/Type, Value. Rows include Double Wide, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 8 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Built 2021, Functional Obsolescence None, and Outbuildings/Improvements.

Acpt Land

38,400

Accepted Bldg

111,500

Total

149,900

Valuation Report

Account: 568 Card: 1 of 1

Location: 146 WEST ALNA ROAD

Neighborhood: RURAL NORTH
 Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 06/01/1993
 Sale Price: 27,000
 Sale Type: Mobile Home
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B2383P0262
 Reference 2: R-05-013/00 0000000000
 Tran/Land/Bldg: 1 1 2
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
0.79	Acres-HS Size Adj	3,500.00	2,765	100%		2,765
Total Acres 0.79						37,765
						Land Total

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	1968	384	C 100	12,120	Avq-	64%	100%	100%	7,757
Frame Shed	1968	64	D 100	337	Fair	51%	100%	100%	172
14' Mobile Home	1979	14X66	C 100	86,328	Avq.	50%	50%	100%	21,582
BASEMENT.....	2001	924	C 100	10,469	Avq.	89%	100%	100%	9,317
924 SFLA									38,828

Acpt Land 37,800 **Accepted Bldg** 38,800 **Total** 76,600

Neighborhood: RURAL NORTH

Zoning/Use: COMMERCIAL
 Topography: Rolling
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B2383P0262
 Reference 2: R-05-014/00 0000000000
 Tran/Land/Bldg: 1 2 12
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	45,000.00	45,000	100%		45,000
1.00	Acres-Commercial Size Adj	4,500.00	4,500	100%		4,500
3.00	Acres-Commercial Prime	49,500.00	148,500	50%		74,250
7.00	Acres-Rear Land 1-10	2,000.00	14,000	100%		14,000
Total Acres 11.00					Land Total	137,750

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
MAN STEEL.....	1980	7232	C 100	206,401	Avq-	70%	60%	100%	86,689
OFFICE MEZZ	0	960	C 100	41,472	Avq-	57%	60%	100%	14,183
QUONSET.....	0	4048	C 100	69,707	Avq-	57%	60%	100%	23,840
1.50 ST BARN....	2004	2520	C 110	102,117	Avq.	91%	100%	100%	92,926
GD POLE SHED....	2004	576	C 110	3,827	Avq.	91%	100%	100%	3,483
Frame Shed	2004	160	C 100	979	Avq.	91%	100%	100%	891
14' Mobile Home	1991	14X80	C 100	100,944	Avq.	60%	50%	100%	30,043
Unfin Basement	2004	1120	C 100	4,480	Avq-	81%	100%	100%	3,629
1 ST BARN.....	2004	312	C 100	9,870	Avq.	91%	100%	100%	8,982
1,120 SFLA						Outbuilding Total			264,666

Acpt Land 137,800 **Accepted Bldg** 264,700 **Total** 402,500

WISCASSET

Valuation Report

09/13/2022

Name: BOUDIN, KENNETH R JR

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Map/Lot:

R05-014

Account: 569 Card: 2 of 3

Location: 166 WEST ALNA ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B2383P0262
Reference 2 R-05-014/00 0000000000
Tran/Land/Bldg 1 2 12
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 105

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Includes rows for 14' Mobile Home, Unfin Basement, Wood Deck, and 2,128 SFLA. Summary row: Acpt Land 0 Accepted Bldg 31,200 Total 31,200

WISCASSET

Valuation Report

09/13/2022

Name: BOUDIN, KENNETH R JR

Page 775

Map/Lot:

R05-014

Account: 569 Card: 3 of 3

Location: 166 WEST ALNA ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Rolling

Utilities Drilled WellSeptic System

Street Paved

Reference 1 B2383P0262

Reference 2 R-05-014/00 0000000000

Tran/Land/Bldg 1 0 0

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 105

Accpt Land

0

Accepted Bldg

0

Total

0

WISCASSET

Valuation Report

09/13/2022

Name: BOUDIN, KENNETH R JR

Page 776

Map/Lot:

R05-014

Account: 569

Location:

166 WEST ALNA ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	137,800	264,700	402,500	137,800	264,700	402,500
2	0	31,200	31,200	0	31,200	31,200
3	0	0	0	0	0	0
TOTAL	137,800	295,900	433,700	137,800	295,900	433,700

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B2383P0262
Reference 2 R-05-015/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
5.70	Acres-Rear Land 1-10	2,000.00	11,400	100%		11,400
Total Acres 6.70						Land Total 49,900

Dwelling Description

Replacement Cost New

Log	One & 3/4 Story	1,290 Sqft	Grade B 100	Base	220,457
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,532
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,871
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1985	0	TYPICAL	TYPICAL	Average	Typical	232,860	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		83%	100%	100%	193,274

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1985	336	B 100	8,088	Avq.	83%	100%	100%	6,713
Encl Frame Porch	1985	112	B 100	4,620	Avq.	83%	100%	100%	3,835
Frame Garage	1985	1160	B 100	34,267	Avq.	83%	100%	100%	28,442
Frame Garage	1985	480	C 100	14,307	Avq.	81%	100%	100%	11,589
1.75 ST GARAGE..	1985	1200	C 100	83,820	Avq.	81%	100%	100%	67,894
Canopy	2006	144	C 100	1,526	Avq.	92%	100%	100%	1,404
Wood Deck	2006	144	C 100	1,619	Avq.	92%	100%	100%	1,489
2,258 SFLA									
Outbuilding Total									121,366

Acpt Land	49,900	Accepted Bldg	314,600	Total	364,500
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WISCASSET
 Name: ROGERS, ETHAN

Valuation Report

09/13/2022

Page 778

Map/Lot:

R05-016

Account: 571 Card: 1 of 1

Location:

24 FOWLE HILL ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data	
Sale Date	02/07/2017
Sale Price	60,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B1939P0356
 Reference 2 R-05-016/00 0000000000
 Tran/Land/Bldg 1 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
2.71	Acres-Rear Land 1-10	2,000.00	5,420	100%		5,420
Total Acres 3.71					Land Total	43,920

Accpt Land	43,900	Accepted Bldg	0	Total	43,900
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WISCASSET
 Name: DORAY, GREG
 MOON, NOELLE

Valuation Report

09/13/2022

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Account: 572 Card: 1 of 1

Map/Lot: R05-016-001
 Location: 24 FOWLE HILL ROAD

Neighborhood RURAL WEST
 Zoning/Use SHORE RES PROTEC
 Topography
 Utilities NoWater/NoSewerNoWater/NoSewer
 Street No Street

Sale Data
 Sale Date 08/01/2011
 Sale Price 0
 Sale Type Mobile Home
 Financing Unknown
 Verified Seller
 Validity Arms Length Sale

Reference 1 B0000P0000
 Reference 2 R-05-016/01 0000000000
 Tran/Land/Bldg 6 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	1989	14X66	D 100	64.627	Poor	20%	10%	100%	1,293
Wood Deck	1989	100	C 100	1,170	Same	20%	100%	100%	234
Wood Deck	1989	24	C 100	395	Same	20%	100%	100%	79
Frame Shed	1989	64	D 100	337	Same	20%	100%	100%	67
924 SFLA						Outbuilding Total			1,673
Acpt Land		0	Accepted Bldg		1,700	Total			1,700

Name: WISCASSET, TOWN OF

SNOWMOBILE CLUB, FIRE TRAIN, TRANSFER

Map/Lot:

R05-017

Account: 573 Card: 1 of 2

Location:

3 RECYCLING WAY

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1045P0204
 Reference 2 R-05-017/00 0000000000
 Tran/Land/Bldg 1 7 14
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	45,000.00	45,000	100%		45,000
1.00	Acres-Commercial Size Adj	4,500.00	4,500	100%		4,500
20.00	Acres-Commercial Prime	49,500.00	990,000	100%		990,000
20.00	Acres-Commercial 1-20	4,500.00	90,000	100%		90,000
16.00	Acres-Commercial 20+	4,500.00	72,000	100%		72,000
Total Acres 57.00						Land Total 1,201,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
WAREHOUSE ST....	1990	5400	A 100	317,805	Avq+	90%	100%	100%	286,024
Frame Shed	1990	1512	C 100	9,253	Avq.	84%	100%	100%	7,773
WAREHOUSE ST....	1990	840	C 100	36,893	Avq.	84%	100%	100%	30,990
CANOPY GD.....	1990	2184	B 100	58,043	Avq.	84%	100%	100%	48,756
BSMT UNFINISHED.	1990	5400	B 100	93,898	Avq+	90%	100%	100%	84,508
Frame Shed	2005	192	C 100	1,175	Avq.	91%	100%	100%	1,069
2s Mason. Garage	1990	600	C 100	32,520	Avq.	84%	100%	100%	27,317
Frame Shed	1990	200	D 100	1,053	Fair	63%	100%	100%	663
Outbuilding Total									487,100

Acpt Land	1,201,500	Accepted Bldg	487,100	Total	1,688,600
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WISCASSET

Valuation Report

09/13/2022

Name: WISCASSET, TOWN OF

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SNOWMOBILE CLUB, FIRE TRAIN, TRANSFER

Map/Lot:

R05-017

Account: 573 Card: 2 of 2

Location:

8 RECYCLING WAY

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL

Topography Rolling

Utilities Drilled WellSeptic System

Street Paved

Reference 1 B1045P0204

Reference 2 R-05-017/00 0000000000

Tran/Land/Bldg 1 0 0

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 104

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12' Mobile Home	1960	12X48	D 100	43,510	Fair	30%	100%	100%	13,053
Frame Shed	1990	144	C 100	881	Avg.	84%	100%	100%	740
Frame Garage	2008	768	C 100	20,867	Avg.	92%	100%	100%	19,198
CONCRETE PLATFRM	2008	768	C 100	4,355	Avg.	92%	100%	100%	4,007
Frame Garage	2007	1600	B 100	45,793	Avg+	97%	100%	100%	44,419
576 SFLA									
						Outbuilding Total			81,417
Acpt Land			0	Accepted Bldg		81,400	Total		81,400

WISCASSET

Valuation Report

09/13/2022

Name: WISCASSET, TOWN OF

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SNOWMOBILE CLUB, FIRE TRAIN, TRANSFER

Map/Lot:

R05-017

Account: 573

Location:

8 RECYCLING WAY

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	1,201,500	487,100	1,688,600	1,201,500	487,100	1,688,600
2	0	81,400	81,400	0	81,400	81,400
TOTAL	1,201,500	568,500	1,770,000	1,201,500	568,500	1,770,000

Name: GREEN, LEE J/T

Page 783

GREEN, DOUGLAS

Map/Lot:

R05-018

Account: 574 Card: 1 of 1

Location: 108 FOWLE HILL ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 06/30/2006
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B3703P0037
Reference 2 R-05-018/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 104

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.80 Acres-HS Size Adj, and Total Acres 0.80.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, and Outbuildings/ Additions/ Improvements.

Acpt Land 30,200 Accepted Bldg 128,400 Total 158,600

Name: RICHARDSON, LAUREN J/T

Page 784

RICHARDSON, MICHAEL

Map/Lot:

R05-019

Account: 575 Card: 1 of 1

Location: 87 HUNTOON HILL ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 12/14/2004
Sale Price 170,075
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3420P0286 (01/05)
Reference 2 R-05-019/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 104

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.57 Acres-HS Size Adj, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, Location, 85%, 100%, 95%, 120,272, Outbuildings/Additions/Improvements, Wood Deck, 1,575 SFLA.

Acpt Land 29,600 Accepted Bldg 125,700 Total 155,300

WISCASSET

Valuation Report

09/13/2022

Name: WISCASSET, TOWN OF

Page 785

OLD DUMP SITE

Map/Lot:

R05-020

Account: 576 Card: 1 of 2

Location: 53 HUNTOON HILL ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B0000P0000
Reference 2 R-05-020/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 12 0 0 Land Schedule 104

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Commercial, Acres-Commercial Size Adj, Acres-Commercial Prime, and Acres-Commercial 20+.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Percent Good (Func, Econ), Value Rcnld. Rows include WAREHOUSE ST..., Frame Garage, and Frame Shed.

Acpt Land 625,500 Accepted Bldg 71,400 Total 696,900

WISCASSET

Valuation Report

09/13/2022

Name: WISCASSET, TOWN OF

Page 786

OLD DUMP SITE

Map/Lot:

R05-020

Account: 576 Card: 2 of 2

Location: 53 HUNTOON HILL ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL

Topography Rolling

Utilities Drilled WellSeptic System

Street Paved

Reference 1 B0000P0000

Reference 2 R-05-020/00 0000000000

Tran/Land/Bldg 1 0 0

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 104

Accpt Land

0

Accepted Bldg

0

Total

0

WISCASSET

Valuation Report

09/13/2022

Name: WISCASSET, TOWN OF

Page 787

OLD DUMP SITE

Map/Lot:

R05-020

Account: 576

Location:

53 HUNTOON HILL ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	625,500	71,400	696,900	625,500	71,400	696,900
2	0	0	0	0	0	0
TOTAL	625,500	71,400	696,900	625,500	71,400	696,900

WISCASSET
 Name: U. S. CUSTOMS

Valuation Report

09/13/2022

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Map/Lot:

R05-020-001

Account: 2611 Card: 1 of 1

Location:

51 HUNTOON HILL ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 R-05-020-001

Reference 2

Tran/Land/Bldg 0 1 16

FARM LAND 0 OPEN SPACE 0

Exemption(s) 16 0 0 Land Schedule 104

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
TOWER.....	2011	180	C 100	175,000	Avg-	82%	100%	100%	143,500
						Outbuilding Total			143,500
Accpt Land			0	Accepted Bldg		143,500	Total		143,500

Neighborhood: RURAL NORTHWEST
Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 11/01/1994
Sale Price: 15,000
Sale Type: Land Only
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B2025P0020
Reference 2: R-05-021/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 52 50 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000	
0.23	Acres-HS Size Adj	2,800.00	644	100%		644	
Total Acres 0.23						Land Total	28,644

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,456 Sqft	Grade D 100	Base	83,694
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,336
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,778
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	TYPICAL	TYPICAL	Below Average	Typical	71,511
Functional Obsolescence						Value(Rcnld)
None						44,051

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnld	
				RCN	Cond	Phy	Func	Econ		
Frame Shed	1994	288	D 100	1,516	Avq-	76%	100%	100%	1,152	
Frame Shed	1994	96	D 100	506	Avq-	76%	100%	100%	385	
Open Frame Porch	1999	240	D 100	4,377	Avq-	78%	100%	100%	3,414	
Wood Deck	1999	45	D 100	524	Avq-	78%	100%	100%	409	
Frame Garage	1999	528	D 100	13,244	Avq-	78%	100%	100%	10,330	
Open Frame Porch	1994	64	D 100	1,312	Avq-	76%	100%	100%	997	
Frame Shed	1994	120	D 100	631	Avq-	76%	100%	100%	480	
Frame Shed	1999	336	D 100	1,768	Avq-	78%	100%	100%	1,379	
1,456 SFLA									Outbuilding Total	18,546

Acpt Land	28,600	Accepted Bldg	62,600	Total	91,200
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Name: HUNTOON HILL GRANGE #398, INC.

Map/Lot:

R05-022

Account: 578 Card: 1 of 1

Location:

11 HUNTOON HILL ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B0614P0123
Reference 2 R-05-022/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 20 0 0 Land Schedule 104

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Commercial and 0.23 Acres-Commercial Size Adj.

Outbuildings/Additions/Improvements

Table with 11 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Percent Good, Value Rcnld. Rows include LODGE, Frame Shed, and Open Frame Porch.

Summary table with 5 columns: Acpt Land, Accepted Bldg, Total, Total, Total. Values: 46,000, 82,700, 128,700.

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B1693P0080
Reference 2 R-05-022/A0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.00	Acres-Rear Land 1-10	2,000.00	2,000	100%		2,000
Total Acres 2.00					Land Total	41,600

Dwelling Description

Replacement Cost New

Ranch	One Story	1,920 Sqft	Grade B 95	Base	196,283
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-10,425
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	7,446
Attic	Floor & Stairs			Attic	3,574
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	2002	TYPICAL	TYPICAL	Average	Typical	196,878
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	82%	100%	100%	161,440	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2002	300	C 100	3,210	Avq.	90%	100%	100%	2,889
Frame Garage	1982	720	C 100	19,774	Avq.	80%	100%	100%	15,819
Frame Shed	1982	100	C 100	612	Avq.	80%	100%	100%	490
Wood Deck	1982	64	B 95	877	Avq.	82%	100%	100%	719
Canopy	1982	364	D 100	3,214	Fair	58%	100%	100%	1,864
Canopy	1982	285	D 100	2,532	Fair	58%	100%	100%	1,469
Open Frame Porch	1982	190	D 100	3,506	Fair	58%	100%	100%	2,033
Frame Shed	1982	64	D 100	337	Fair	58%	100%	100%	195
Frame Shed	2012	320	C 100	1,958	Avq.	92%	100%	100%	1,801
Frame Shed	2015	192	D 100	1,010	Avq.	92%	100%	100%	929
1,920 SFLA									
Outbuilding Total									28,208

Acpt Land

41,600

Accepted Bldg

189,600

Total

231,200

Neighborhood: RURAL WEST
Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 02/25/2008
Sale Price: 0
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Related Parties

Reference 1: B2297P0217
Reference 2: R-05-023/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
2.24	Acres-Rear Land 1-10	2,000.00	4,480	100%		4,480
Total Acres 3.24						Land Total 44,080

Dwelling Description

Replacement Cost New

Ranch	One Story	770 Sqft	Grade C 100	Base	72,053
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,105
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1963	0	TYPICAL	TYPICAL	Below Average	Typical	77,158
Functional Obsolescence						Value(Rcnld)
None						50,924

Description	Year	Units	Grade	Condition			Layout			Value Rcnld
				RCN	Cond	Phy	Func	Econ		
Encl Frame Porch	1963	60	D 100	1,995	Fair	48%	100%	100%	958	
Wood Deck	1990	32	C 100	476	Avq-	66%	100%	100%	314	
Frame Shed	2005	256	C 100	1,567	Avq.	91%	100%	100%	1,426	
Frame Shed	1963	64	E 100	290	Poor	32%	100%	100%	93	
Frame Shed	1963	80	D 100	421	Fair	48%	100%	100%	202	
770 SFLA									2,993	

Acpt Land	44,100	Accepted Bldg	53,900	Total	98,000
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Name: GARRICKS, VELMA

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GARRICKS, LENAN

Map/Lot:

R05-024

Account: 581 Card: 1 of 1

Location: 373 GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 12/04/2013
Sale Price 19,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4739P0277
Reference 2 R-05-024/00 0000000000
Tran/Land/Bldg 1 1 15
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Quantity, Grade/Type, Replacement Cost, Value. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Incomplete, Outbuildings/Additions/Improvements, and a summary row for Outbuilding Total.

Acpt Land 37,000 Accepted Bldg 243,800 Total 280,800

Name: DALTON,III, RAYMOND A. J/T

DALTON, KAREN C

Map/Lot:

R05-024-A

Account: 582 Card: 1 of 1

Location:

383 GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 06/01/1995
Sale Price 62,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2894P0313 08/02
Reference 2 R-05-024/A0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value and 1.00 Acres-HS Size Adj.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Value, Condition, Replacement Cost, Value. Rows include Ranch, Exterior, Foundation, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 2002, 0 TYPICAL, Average, Typical, 157,640.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Frame Garage, Frame Shed, Wood Deck, 1,568 SFLA.

Acpt Land 39,600 Accepted Bldg 159,800 Total 199,400

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 02/08/2019
Sale Price 125,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2232P0230
Reference 2 R-05-024/B0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
3.63	Acres-Rear Land 1-10	2,000.00	7,260	100%		7,260
Total Acres 4.63						Land Total 46,860

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 1/2 Story CLAPBOARD 1 OTHER Units-0	459 Sqft Masonry Trim Roof Cover	Grade C 100 None Asphalt Shingles	Base Trim Roof	57,579 0 0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-2,281
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,408
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1800	0	TYPICAL	TYPICAL	Above Average	Typical	58,706			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)				
None	None	75%	85%	100%	37,425				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
ONE STORY FRAME	1952	888	C 100	55,731	Avq+	75%	85%	100%	35,528
Encl Frame Porch	2000	16	C 100	883	Avq+	75%	85%	100%	563
1 ST BARN.....	1960	1156	C 100	28,809	Avq.	100%	100%	100%	28,809
Frame Shed	2001	80	C 100	490	Avq.	89%	100%	100%	436
1,576 SFLA	Outbuilding Total								65,336

Acpt Land

46,900

Accepted Bldg

102,800 **Total**

149,700

WISCASSET
 Name: WEST, DION

Valuation Report

09/13/2022

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Map/Lot:

R05-024-D

Account: 2627 Card: 1 of 1

Location:

GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Rolling

Utilities
 Street Paved

Sale Data	
Sale Date	12/21/2015
Sale Price	11,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600	
1.60	Acres-Rear Land 1-10	2,000.00	3,200	100%		3,200	
Total Acres 2.60					Land Total	42,800	
Acpt Land		42,800	Accepted Bldg		0	Total	42,800

WISCASSET
 Name: GARRICKS, LENAN

Valuation Report

09/13/2022

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Map/Lot:

R05-024-E

Account: 2738 Card: 1 of 1

Location:

373 GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Rolling
 Utilities
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adi	3,600.00	3,600	100%		3,600
0.18	Acres-Rear Land 1-10	2,000.00	360	100%		360
Total Acres 1.18			Land Total			39,960

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Field Price	2021									31,850
----- S O U N D V A L U E -----										
Outbuilding Total										31,850

Acpt Land	40,000	Accepted Bldg	31,900	Total	71,900
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Valuation Report

Account: 4 Card: 1 of 1

Location: 357 GARDINER ROAD (SUBSTATION)

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 09/01/1959
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1 B0546P0497
 Reference 2 CMP-005 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
0.34	Acres-HS Size Adj	3,600.00	1,224	100%		1,224
Total Acres 0.34					Land Total	37,224

Acpt Land 37,200 **Accepted Bldg** 0 **Total** 37,200

Name: WHITEBEAR, LINDA & HEYDON, C.

HOLT, K., OLIVER, J. (D. STRANGFELD)

Map/Lot:

R05-025-A

Account: 584 Card: 1 of 1

Location:

347 GARDINER ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
 Topography: Rolling
 Utilities: Drilled Well/Septic System
 Street: Paved

Reference 1: B2217P0223 B4204P0005
 Reference 2: R-05-025/A0 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.99	Acres-Rear Land 1-10	2,000.00	1,980	100%		1,980
Total Acres 1.99					Land Total	41,580

Dwelling Description

Replacement Cost New

Ranch	One Story	1,454 Sqft	Grade C 105	Base	142,861
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1974	0	TYPICAL	TYPICAL	Below Average	Typical	142,861			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		70%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1970	160	C 105	3,642	Avq-	70%	100%	100%	2,549
Wood Deck	1970	192	C 105	2,213	Avq-	70%	100%	100%	1,549
Frame Garage	1970	416	D 100	11,050	Fair	52%	100%	100%	5,746
Wood Deck	1970	48	C 100	640	Avq-	65%	100%	100%	416
1,454 SFLA									
Outbuilding Total								10,260	
Acpt Land			41,600	Accepted Bldg		110,300	Total		151,900

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RURAL	Sale Date 04/28/2009
Topography	Below Street	Sale Price 125,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B4133P0083 B4735P0291
 Reference 2 R-05-025/B0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	75%		27,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
2.00	Acres-Rear Land 1-10	2,000.00	4,000	100%		4,000
Total Acres 3.00			Land Total			34,600

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	864 Sqft	Grade C 105	Base	113,803
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	113,803
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		84%	100% 100%	95,595

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1986	396	C 100	4,189	Avq.	82%	100%	100%	3,435
Frame Shed	1986	264	C 100	1,616	Avq-	72%	100%	100%	1,164
1,296 SFLA									
Outbuilding Total									4,599

Acpt Land	34,600	Accepted Bldg	100,200	Total	134,800
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Neighborhood: RURAL WEST
 Zoning/Use: COMMERCIAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 08/04/2021
 Sale Price: 300,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B4347P0073
 Reference 2: R-05-026/00 0000000000
 Tran/Land/Bldg: 1 2 12
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	45,000.00	45,000	100%		45,000
0.36	Acres-Commercial Size Adj	4,500.00	1,620	100%		1,620
2.38	Acres-Rear Land 1-10	2,000.00	4,760	100%		4,760
Total Acres 2.74					Land Total	51,380

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
STORE FRAME.....	1959	4648	D 100	378,502	Fair	46%	100%	100%	174,111
APT	1959	1288	D 100	69,518	Fair	46%	100%	100%	31,978
Frame Shed	1959	504	D 100	2,652	Fair	46%	100%	100%	1,220
Encl Frame Porch	1959	16	D 100	759	Fair	46%	100%	100%	349
Wood Deck	1959	64	D 100	691	Fair	46%	100%	100%	318
PAVING.....	1959	5000	C 100	10,000	Avq.	68%	50%	100%	3,400
Frame Shed	1999	72	E 100	326	Fair	68%	100%	100%	222
Outbuilding Total									211,598

Acpt Land	51,400	Accepted Bldg	211,600	Total	263,000
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Neighborhood: RURAL WEST
 Zoning/Use: COMMERCIAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 08/04/2021
 Sale Price: 300,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B2058P0156
 Reference 2: R-05-026/00 0000000000
 Tran/Land/Bldg: 1 1 3
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 103

Dwelling Description				Replacement Cost New	
Double Wide	One Story	1,596 Sqft	Grade D 100	Base	91,741
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,618
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,949
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout			Total	
Built	Renovated	Kitchens	Baths	Condition	Inadeq.				
2002	0	TYPICAL	TYPICAL	Average				78,105	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	90%	99%	100%	69,592				
Outbuildings/Additions/Improvements					Percent Good			Value Rcnld	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	1998	72	C 100	884	Avq.	88%	100%	100%	778
Frame Shed	1998	48	D 100	253	Avq.	88%	100%	100%	223
Wood Deck	1998	50	C 100	660	Avq.	88%	100%	100%	581
1,596 SFLA									1,582
Acpt Land		0	Accepted Bldg		71,200	Total			71,200

WISCASSET
Name: 575 GARDINER, LLC.

Valuation Report

09/13/2022

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Map/Lot:

R05-026

Account: 586

Location:

475 GARDINER ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	51,400	211,600	263,000	51,400	211,600	263,000
2	0	71,200	71,200	0	71,200	71,200
TOTAL	51,400	282,800	334,200	51,400	282,800	334,200

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Rolling
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: 1163/77 1605/2
Reference 2: R-05-028/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
0.69	Acres-HS Size Adj	3,600.00	2,484	100%		2,484
Total Acres 0.69						38,484

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,080 Sqft	Grade C 100	Base	132,823
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-10,735
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	67% Electric	Cooling	0% None	Heat	-5,929
Rooms	4	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	33%			Unfinished	-16,701

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	TYPICAL	TYPICAL	Average	Typical	99,458
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	91,501
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
BSMT	1974	1012	C 85	10,529	Fair	4,264
1,086 SFLA						4,264
Outbuilding Total						4,264

Acpt Land	38,500	Accepted Bldg	95,800	Total	134,300
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Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2348P0121
 Reference 2 R-05-030/00 0000000000
 Tran/Land/Bldg 8 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
0.34	Acres-HS Size Adj	3,600.00	1,224	100%		1,224
					Land Total	37,224

Dwelling Description

Replacement Cost New

Ranch	One Story	1,151 Sqft	Grade C 105	Base	113,090
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,361
Insulation	Full	SFLA	1,151	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1960	0	TYPICAL	TYPICAL	Average	Typical	118,451	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		73%	100%	100%	86,469

Acpt Land 37,200 **Accepted Bldg** 86,500 **Total** 123,700

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 09/01/1996
Sale Price: 10,000
Sale Type: Land Only
Financing: Unknown
Verified: Public Record
Validity: Other Non Valid

Reference 1: B3345P0171 (08/04)
Reference 2: R-05-031/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
7.00	Acres-Rear Land 1-10	2,000.00	14,000	100%		14,000
Total Acres 8.00						53,600

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,000 Sqft	Grade C 105	Base	93,575
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	TYPICAL	TYPICAL	Above Average	Typical	93,575
Functional Obsolescence						Value(Rcld)
None						79,539

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Percent Good						Value Rcld
				RCN	Cond	Phy	Func	Econ		
1SFr Overhang	1971	22	C 105	1,450	Avq+	85%	100%	100%	1,232	
Encl Frame Porch	1971	140	C 105	5,179	Avq+	85%	100%	100%	4,402	
Frame Garage	1971	896	C 100	23,783	Avq+	83%	100%	100%	19,740	
Frame Shed	1971	884	D 100	4,653	Avq.	74%	100%	100%	3,443	
2 STORY GARAGE	2001	840	C 105	40,184	Avq.	89%	100%	100%	35,764	
CARPOR.....	2001	240	C 100	3,145	Avq.	89%	100%	100%	2,799	
Frame Shed	2006	180	C 100	1,102	Avq.	92%	100%	100%	1,014	
1SFr Overhang	1971	14	C 105	923	Avq+	85%	100%	100%	785	
Outbuilding Total									69,179	

Acpt Land	53,600	Accepted Bldg	148,700	Total	202,300
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Name: SOULE, TIMOTHY J J/T

SOULE, ANITA S

Map/Lot:

R05-031-B

Account: 593 Card: 1 of 1

Location: 24 HUNTOON HILL ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 11/01/1993
Sale Price 36,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B2876P0268 06/02
Reference 2 R-05-031/B0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 104

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Conventional Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include ONE STORY FRAME, Wood Deck, Frame Shed, 1.25 ST GARAGE., Wood Deck, 1,777 SFLA.

Acpt Land 32,800 Accepted Bldg 117,900 Total 150,700

Name: WEST, JULIE M J/T

TALBOT, DAVID C

Map/Lot:

R05-031-C

Account: 594 Card: 1 of 1

Location: 12 HUNTOON HILL ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 09/01/1996
Sale Price 17,500
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Renovations

Reference 1 B3263P0019 B4436P0306
Reference 2 R-05-031/C0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 104

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value and 1.00 Acres-HS Size Adj.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Value, Condition, Replacement Cost, Value. Rows include Double Wide, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Includes Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, and Outbuildings/Additions/Improvements.

Acpt Land 30,800 Accepted Bldg 65,200 Total 96,000

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1726P0163
 Reference 2 R-05-032/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 51 0 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	45,000.00	45,000	100%		45,000
1.00	Acres-Commercial Size Adj	4,500.00	4,500	100%		4,500
1.00	Acres-Commercial Prime	49,500.00	49,500	100%		49,500
13.15	Acres-Commercial 1-20	4,500.00	59,175	100%		59,175
Total Acres 15.15						Land Total 158,175

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
WAREHOUSE ST....	1980	6450	C 100	283,284	Avq.	79%	80%	100%	179,035
WAREHOUSE ST....	0	3750	C 100	164,700	C Gr	79%	80%	100%	104,090
Frame Shed	1998	80	C 100	490	Avq.	88%	80%	100%	345
WAREHOUSE ST....	2006	1500	C 100	65,880	Avq.	92%	80%	100%	48,488
OFFICE WOOD.....	1980	256	C 100	16,067	Avq.	79%	80%	100%	10,154
WAREHOUSE ST....	1980	1600	C 100	70,272	Avq.	79%	80%	100%	44,412
Frame Shed	2007	120	C 100	734	Avq.	92%	100%	100%	675
Outbuilding Total									387,199

Acpt Land	158,200	Accepted Bldg	387,200	Total	545,400
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Name: REED, JODY A

Page 810

REED, JODI-RAE J

Map/Lot:

R05-033

Account: 596 Card: 1 of 1

Location: 82 HUNTOON HILL ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 05/07/2019
Sale Price 112,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B4495P0023
Reference 2 R-05-033/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 104

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes sub-table for Outbuildings/Additions/Improvements.

Acpt Land

35,800

Accepted Bldg

76,400

Total

112,200

Name: TALBERT, KELLY R

Page 811

TALBERT, MICHAEL J

Map/Lot:

R05-034

Account: 597 Card: 1 of 1

Location: 92 HUNTOON HILL ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 01/21/2015
Sale Price 41,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4279P142
Reference 2 R-05-034/00 0000000000
Tran/Land/Bldg 4 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 104

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Double Wide, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 2005, 0 TYPICAL, TYPICAL, Below Average, Typical, 45,520.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, Location, 81%, 100%, 95%, 35,028.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck, Frame Shed, 1,000 SFLA, and Outbuilding Total.

Acpt Land 31,500 Accepted Bldg 37,000 Total 68,500

Neighborhood: RURAL NORTHWEST
Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 06/07/2020
Sale Price: 90,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B3422P0156 (01/05)
Reference 2: R-05-035/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000	
0.52	Acres-HS Size Adj	2,800.00	1,456	100%		1,456	
Total Acres 0.52						Land Total	29,456

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	89,832
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Below Average	Typical	89,832
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		Location		68%	100%	95%
						Value
						Rcnld

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1970	120	C 100	1,374	Avq-	68%	100%	95%	887
Frame Shed	1970	160	E 100	724	Poor	36%	100%	95%	248
1.25 ST GARAGE..	2021	800	C 100	34,148	Avq.	92%	90%	95%	26,860
960 SFLA						Outbuilding Total			27,995

Acpt Land	29,500	Accepted Bldg	86,000	Total	115,500
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WISCASSET
 Name: JAMES, WILMER H
 JAMES, ELLEN L

Valuation Report

09/13/2022

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Map/Lot: R05-036

Account: 599 Card: 1 of 1

Location: 38 SHEA ROAD

Neighborhood: RURAL NORTHWEST

Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B0546P0323
 Reference 2: R-05-036/00 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 0 50 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
0.50	Acres-Rear Land 1-10	2,000.00	1,000	100%		1,000
Total Acres 1.50						Land Total 31,800

Dwelling Description

Replacement Cost New

Ranch	One Story	1,170 Sqft	Grade B 95	Base	119,610
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,723
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1970	0	TYPICAL	TYPICAL	Above Average	Typical	123,333			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		Location		85%	100%	95%			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1970	576	B 95	18,019	Avq+	85%	100%	95%	14,550
Encl Frame Porch	1970	108	B 95	4,246	Avq+	85%	100%	95%	3,429
CARPORT.....	2003	336	C 100	4,312	Avq.	90%	100%	95%	3,687
Wood Deck	1970	430	B 95	4,955	Avq+	85%	100%	95%	4,001
Wood Deck	1970	84	B 95	1,100	Avq+	85%	100%	95%	888
2S Frame Shed	1970	168	C 100	1,799	Avq.	74%	100%	95%	1,264
Frame Shed	1970	96	C 100	588	Avq.	74%	100%	95%	413
ONE STORY FRAME	2010	56	C 100	3,515	Avq.	92%	100%	95%	3,072
1,226 SFLA							Outbuilding Total		31,304

Acpt Land 31,800 **Accepted Bldg** 130,900 **Total** 162,700

Name: JAMES, MELVA G (DEWISEES)

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JAMES, KEVIN J P/R

Map/Lot:

R05-037

Account: 600 Card: 1 of 1

Location:

60 SHEA ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B1015P0141 B3820P0123 B4385P0146

Reference 2 R-05-037/00 0000000000

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 104

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, Acres-Rear Land 11-20, R 20+-Rear 20+, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Price/Unit, Grade, Base, Replacement Cost New. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 8 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Value(Rcnld). Rows include Functional Obsolescence, Economic Obsolescence, and Phys. %.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include ONE STORY FRAME, Frame Shed, Frame Garage, Wood Deck, and 1,890 SFLA.

Acpt Land 119,800 Accepted Bldg 32,100 Total 151,900

WISCASSET
 Name: HINKLEY, VALERIE

Valuation Report

09/13/2022
 Page 815
 R05-037-"ON"
 66 SHEA ROAD

Account: 601 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 11

Zoning/Use SHORE RES PROTEC
 Topography
 Utilities NoWater/NoSewerNoWater/NoSewer
 Street No Street

Reference 1 B0000P0000
 Reference 2 R-05-037/01 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 0

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Pine Grove 1,064 SFLA	M/H 2005	14X76	C 100	96,768	Avg-	81%	50%	100%	38,949	
Outbuilding Total								38,949		
Accpt Land			0	Accepted Bldg			38,900	Total	38,900	

Name: SMITH, DONALD H J/T

SMITH, JANET L

Map/Lot:

R05-037-A

Account: 605 Card: 1 of 1

Location:

45 SHEA ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 08/07/2008
Sale Price 135,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1 B4042P0194
Reference 2 R-05-037/A0 0000000000
Tran/Land/Bldg 9 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 104

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value and Acres-HS Size Adj.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1993, 0 TYPICAL, TYPICAL, Above Average, Typical, 129,422.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, Location, 92%, 100%, 95%, 113,115.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include ONE STORY FRAME, 1/2S AD/GAR....., Frame Shed, 1,692 SFLA.

Acpt Land 30,800 Accepted Bldg 153,500 Total 184,300

Valuation Report

Account: 606 Card: 1 of 1

Location: 145 FOWLE HILL ROAD

Neighborhood RURAL NORTH
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 11/15/2004
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B3395P0004 (11/04)
 Reference 2 R-05-037/B0 0000000000
 Tran/Land/Bldg 1 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
0.52	Acres-HS Size Adj	3,500.00	1,820	100%		1,820
					Land Total	36,820

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1.50 ST GARAGE..	2001	768	C 100	44,967	Avq.	89%	100%	100%	40,021
Wood Deck	2001	192	C 100	2,108	Avq.	89%	100%	100%	1,876
MH ST ADDITION..	2003	12	C 100	444	Avq.	90%	100%	100%	400
Wood Deck	1990	144	C 100	1,619	C Gr	90%	100%	100%	1,457

Outbuilding Total 43,754

Acpt Land 36,800 **Accepted Bldg** 43,800 **Total** 80,600

Valuation Report

Map/Lot:

R05-037-C

Account: 607 Card: 1 of 1

Location:

127 FOWLE HILL ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
 Topography Low
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 11/19/2020
 Sale Price 49,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B2582P0196
 Reference 2 R-05-037/C0 0000000000
 Tran/Land/Bldg 1 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000	
0.86	Acres-HS Size Adj	2,800.00	2,408	100%		2,408	
Total Acres 0.86						Land Total	30,408

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	2012	192	C 100	2,108	Avq.	92%	100%	100%	1,939
Frame Shed	1978	240	E 100	1,087	Poor	42%	100%	100%	457
Frame Shed	2005	168	C 100	1,028	Avq.	91%	100%	100%	935
SLAB.....	2008	480	C 100	1,200	Avq.	92%	100%	100%	1,104
Outbuilding Total									4,435

Acpt Land 30,400 **Accepted Bldg** 4,400 **Total** 34,800

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B0000P0000
Reference 2 R-05-037/D0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
0.02	Acres-Rear Land 1-10	2,000.00	40	100%		40
Total Acres 1.02					Land Total	30,840

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,131 Sqft	Grade C 105	Base	153,459
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,578
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1990	0	TYPICAL	TYPICAL	Average	Typical	157,037			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		Location		85%	100%	95%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1990	48	C 105	2,024	Avq.	85%	100%	95%	1,634
Frame Garage	1980	768	B 100	23,997	Avq-	70%	100%	95%	15,958
Frame Shed	2014	128	C 100	783	Avq.	92%	100%	95%	684
1,979 SFLA						Outbuilding Total			18,276
Accpt Land		30,800		Accepted Bldg		145,100		Total	175,900

Neighborhood	RURAL NORTHWEST	Sale Data
Zoning/Use	RURAL	Sale Date 05/08/2018
Topography	Level	Sale Price 30,800
Utilities	Drilled WellSeptic System	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B1840P0229
 Reference 2
 Tran/Land/Bldg 1 3 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 104

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
0.02	Acres-Rear Land 1-10	2,000.00	40	100%		40
Total Acres 1.02			Land Total			30,840

Dwelling Description				Replacement Cost New		
Conventional	Two Story	1,064 Sqft	Grade C 100	Base		151,717
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	0	HEARTH				
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		5,680
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full	SFLA	2,128	Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
2018	0	TYPICAL	TYPICAL	Average	Typical		157,397
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None		92%	100%	100%	144,805	
Acpt Land	30,800	Accepted Bldg	144,800	Total	175,600		

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B2254P0067
Reference 2 R-05-037/F
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
5.40	Acres-Rear Land 1-10	2,000.00	10,800	100%		10,800
Total Acres 6.40					Land Total	41,600

Dwelling Description

Replacement Cost New

Cape Cod	One Story	960 Sqft	Grade D 100	Base	72,105
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-11,137
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-4,396
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,931
Attic	Floor & Stairs			Attic	1,407
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,172
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total					
1970	0	None	None	Poor	Inadeq.	53,876					
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)						
Incomplete	Location	41%	8%	100%	1,767						
Outbuildings/Additions/Improvements											
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd		
Frame Garage	1970	1520	D 100	32,678	Poor	36%	90%	100%	10,588		
Frame Shed	1970	540	D 100	2,842	Poor	36%	50%	100%	512		
Frame Shed	1970	432	D 100	2,274	Poor	36%	50%	100%	410		
Frame Shed	1970	96	D 100	506	Poor	36%	100%	100%	182		
14' Mobile Home	1970	14X60	D 100	59,940	Fair	30%	50%	100%	8,991		
1,800 SFLA									20,683		
Acpt Land						41,600	Accepted Bldg		22,500	Total	64,100

WISCASSET
 Name: JAMES, DONALD R

Valuation Report

09/13/2022

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Map/Lot:

R05-037-G

Account: 2127 Card: 1 of 1

Location:

4 SHEA ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/14/2014
 Sale Price 26,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B4828p0297
 Reference 2 R-05-037/G
 Tran/Land/Bldg 1 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
0.28	Acres-Rear Land 1-10	2,000.00	560	100%		560
Total Acres 1.28						Land Total 31,360

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1999	140	C 100	857	Avq.	88%	100%	100%	754
Outbuilding Total									754
Acpt Land		31,400	Accepted Bldg		800	Total			32,200

WISCASSET
 Name: JAMES, SCOTT

Valuation Report

09/13/2022
 Page 823
 R05-037-G ON
 4 SHEA ROAD

Account: 2630 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood RURAL NORTHWEST
 Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 104

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
10' Mobile Home	2000	12X56	D 100	48.895	Avg.	77%	50%	100%	18.743
Wood Deck	2008	96	C 100	1.129	Avg.	92%	100%	100%	1.039
672 SFLA									
						Outbuilding Total			19,782
Acpt Land			0	Accepted Bldg		19,800	Total		19,800

Valuation Report

Neighborhood	RURAL NORTHWEST	Sale Data
Zoning/Use	RURAL	Sale Date 08/18/2008
Topography	Rolling	Sale Price 0
Utilities	NoWater/NoSewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B0493P0587 B1003P0279 B4045P0313
 Reference 2 R-05-038/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 104

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
3.00	Acres-Rear Land 1-10	2,000.00	6,000	100%		6,000
Total Acres 4.00			Land Total			36,800

Dwelling Description				Replacement Cost New	
Cape Cod	Two Story	576 Sqft	Grade D 105	Base	74,165
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,539
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-4,062
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2007	0	TYPICAL	TYPICAL	Average	Typical	64,564			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
Incomplete	Location	92%	90%	95%	50,786				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2015	96	C 100	588	Avq.	92%	100%	95%	514
Frame Shed	2011	96	C 100	588	Avq.	92%	100%	95%	514
Frame Shed	2011	128	C 100	783	Avq.	92%	75%	95%	513
Frame Shed	2007			----- S O U N D V A L U E -----					400
1,152 SFLA				Outbuilding Total					1,941
Acpt Land		36,800	Accepted Bldg			52,700	Total		89,500

Name: ELLISON, JOHN R

ELLISON, MARY A

Map/Lot:

R05-038-A

Account: 612 Card: 1 of 1

Location:

31 SHEA ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B2437P0207
Reference 2 R-05-038/A0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 104

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.82 Acres-HS Size Adj, and Total Acres 0.82.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1960, 0 TYPICAL, TYPICAL, Below Average, Typical, 59,072.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Incomplete, Location, 64%, 100%, 95%, 35,916.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck, ONE STORY FRAME, Open Frame Porch, 1,152 SFLA.

Acpt Land 30,300 Accepted Bldg 64,700 Total 95,000

WISCASSET
 Name: MERRY, ANN M

Valuation Report

09/13/2022

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Map/Lot:

R05-039

Account: 613 Card: 1 of 1

Location:

69 FOWLE HILL ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1721P0039
 Reference 2 R-05-039/00 0000000000
 Tran/Land/Bldg 1 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
4.47	Acres-Rear Land 1-10	2,000.00	8,940	100%		8,940
Total Acres 5.47					Land Total	39,740

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1993	240	C 100	2,598	Avq-	76%	100%	100%	1,974
Wood Deck	2000	64	C 100	803	Avq-	79%	100%	100%	634
12' Mobile Home	1993	14X66	C 100	86,328	Avq.	63%	50%	100%	27,337
924 SFLA						Outbuilding Total			29,945

Acpt Land	39,700	Accepted Bldg	29,900	Total	69,600
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Name: FAIRFIELD, CASSANDRA M

FKA-BICKFORD, CASSANDRA M

Map/Lot:

R05-039-001

Account: 614 Card: 1 of 1

Location:

109 FOWLE HILL ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 04/30/2012
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B4519P0261
Reference 2 R-05-039/01 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 104

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.89 Acres-HS Size Adj, and Total Acres 0.89.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include 1965, 0 TYPICAL, Average, Typical, 80,209, 57,149, 2,270, 2,270.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value, Rcnld. Rows include Wood Deck, 884 SFLA, Outbuilding Total.

Acpt Land 30,500 Accepted Bldg 59,400 Total 89,900

Valuation Report

Map/Lot:

R05-039-002

Account: 615 Card: 1 of 1

Location:

107 FOWLE HILL ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 10/29/2013
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B4728P0111 RESERVED LIFE ESTATE
Reference 2 R-05-039/02 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.05	Acres-Rear Land 1-10	2,000.00	100	100%		100
Total Acres 1.05						Land Total 38,600

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,620 Sqft	Grade D 100	Base	93,121
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-18,794
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,978
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1996	0	TYPICAL	TYPICAL	Average	Typical	75,280			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		Location		88%	100% 95%	62,934			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1996	96	C 100	1,129	Avg.	87%	100%	95%	933
1,620 SFLA						Outbuilding Total			933

Acpt Land

38,600

Accepted Bldg

63,900

Total

102,500

Valuation Report

Map/Lot:

R05-039-003

Account: 616 Card: 1 of 1

Location:

105 FOWLE HILL ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1642P0127
 Reference 2 R-05-039/03 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
0.92	Acres-HS Size Adj	2,800.00	2,576	100%		2,576
Total Acres 0.92						Land Total
						30,576

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1999	192	C 105	2,214	Avq.	88%	100%	100%	1,948
3/4S AD/GAR.....	1999	896	C 105	51,522	Avq.	88%	100%	100%	45,339
3/4S AD/GAR.....	2012	1120	C 105	63,517	Avq.	92%	100%	100%	58,436
Frame Shed	1999	96	C 100	588	Avq.	88%	100%	100%	517
Outbuilding Total									106,240
Acpt Land		30,600	Accepted Bldg		106,200	Total		136,800	

Name: JONES, GLORIA J

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JONES, RONALD A

Map/Lot:

R05-039-004

Account: 617 Card: 1 of 1

Location: 91 FOWLE HILL ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 09/07/2018
Sale Price 141,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B1538P0040
Reference 2 R-05-039/04 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 105

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.97 Acres-HS Size Adj, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Measure, Condition, Replacement, Value. Rows include Ranch, Exterior, Foundation, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Includes Functional Obsolescence, Economic Obsolescence, and Outbuildings/Improvements.

Acpt Land 38,400 Accepted Bldg 60,600 Total 99,000

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B1727P0340
Reference 2 R-05-039/05 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
0.96	Acres-HS Size Adj	2,800.00	2,688	100%		2,688
Total Acres 0.96						30,688

Dwelling Description

Replacement Cost New

Split Level	One Story	968 Sqft	Grade C 105	Base	90,581
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-5,052
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1990	0	TYPICAL	TYPICAL	Average	Typical	85,529	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		Location		85%	100%	95%	69,065

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
1SFr Overhang	1990	44	C 105	2,899	Avq.	85%	100%	95%	2,341
Frame Shed	2012	192	C 100	1,175	Avq+	97%	100%	95%	1,083
Frame Shed	2006	96	C 100	588	Avq.	92%	100%	95%	514
Wood Deck	2006	384	C 105	4,270	Avq.	85%	100%	95%	3,448
Frame Shed	2012	192	C 105	1,234	Avq+	97%	100%	95%	1,137
Wood Deck	2013	192	C 105	2,214	Avq+	97%	100%	95%	2,041
Frame Shed	2018	140	C 100	857	Avq.	92%	100%	95%	749
1,012 SFLA									11,313

Accpt Land	30,700	Accepted Bldg	80,400	Total	111,100
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Name: CURTIS, GREGORY A

CURTIS, KIMBERLY A

Map/Lot:

R05-039-006

Account: 619 Card: 1 of 1

Location:

79 FOWLE HILL ROAD

Neighborhood: RURAL NORTHWEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B0919P0012
Reference 2: R-05-039/06 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 2 0 Land Schedule 104

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value and Acres-HS Size Adj.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Raised Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes sub-table for Outbuildings/Additions/Improvements.

Acpt Land

30,700

Accepted Bldg

153,000 Total

183,700

Name: RINES, WILLIAM M

RINES, CYNTHIA A

Map/Lot:

R05-039-007

Account: 620 Card: 1 of 1

Location:

73 FOWLE HILL ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B0926P0142
Reference 2 R-05-039/07 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 104

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.96 Acres-HS Size Adj, and Total Acres 0.96.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include 1975, 0 TYPICAL, Average, Typical, 102,184, None, Location, 79%, 100%, 95%, 76,689, Outbuildings/Additions/Improvements, Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld.

Acpt Land 30,700 Accepted Bldg 92,200 Total 122,900

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 03/20/2007
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B1969P0176 B3826P0084
Reference 2 R-05-039/A0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
0.62	Acres-Rear Land 1-10	2,000.00	1,240	100%		1,240
Total Acres 1.62					Land Total	32,040

Dwelling Description

Replacement Cost New

Ranch	One Story	1,056 Sqft	Grade C 100	Base	98,815
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1974	0	TYPICAL	TYPICAL	Average	Typical	98,815			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		Location		79%	100% 95%	74,161			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1974	144	C 100	1,619	Avq.	79%	100%	95%	1,215
Wood Deck	1974	48	C 100	640	Avq.	79%	100%	95%	481
1.25 ST GARAGE..	1974	528	C 100	23,684	Avq.	76%	100%	95%	17,100
Frame Shed	1960	168	D 100	884	Poor	30%	100%	95%	252
Frame Shed	1960	170	D 100	894	Poor	30%	100%	95%	255
1,056 SFLA						Outbuilding Total			19,303
Acpt Land		32,000		Accepted Bldg		93,500		Total	125,500

WISCASSET

Valuation Report

09/13/2022

Name: GROVER, CHESTER B III

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GROVER, MICHELLE M

Map/Lot:

R05-039-A1

Account: 2253 Card: 1 of 1

Location:

SHEA ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL

Topography Level

Utilities

Street Private

Reference 1 B2060P0275

Reference 2 R-5-039/A1

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
1.02	Acres-Rear Land 1-10	2,000.00	2,040	100%		2,040
Total Acres 2.02					Land Total	32,840

Accpt Land	32,800	Accepted Bldg	0	Total	32,800
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WISCASSET

Valuation Report

09/13/2022

Name: CURTIS, CHRISTOPHER H

Page 836

CURTIS, VALERY L

Map/Lot:

R05-039-A2

Account: 623 Card: 1 of 1

Location:

81 FOWLE HILL ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 02/01/1996
Sale Price 15,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Renovations

Reference 1 B2367P0183
Reference 2 R-05-039/A2 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 104

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Dwelling Units, Foundation, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1996, 0 TYPICAL, TYPICAL, Average, Typical, 86,915, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcld), None, Location, 88%, 100%, 95%, 72,661.

Acpt Land 34,500 Accepted Bldg 72,700 Total 107,200

Name: BASSETT, CHARLES S (J/T)

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BASSETT, KELLY R

Map/Lot:

R05-039-A3

Account: 622 Card: 1 of 1

Location:

19 SHEA ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 07/30/2001
Sale Price 136,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2711P0048 07/01
Reference 2 R-05-039/A3 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 104

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Measure, Grade/Type, Replacement Cost, Value. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 1995, Functional Obsolescence, Economic Obsolescence, and Phys. %.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Wood Deck (1995, 2006) and 1,764 SFLA.

Acpt Land 33,800 Accepted Bldg 123,200 Total 157,000

Valuation Report

Map/Lot:

R05-039-B

Account: 624 Card: 1 of 1

Location:

17 SHEA ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 10/30/2008
Sale Price 140,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4067P0029
Reference 2 R-05-039/B0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
0.98	Acres-HS Size Adj	2,800.00	2,744	100%		2,744
Total Acres 0.98						30,744

Dwelling Description

Replacement Cost New

Modern/Contemp.	One & 3/4 Story	760 Sqft	Grade B 95	Base	107,294
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-8,843
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,723
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Average	Typical	102,174
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
Location				80%	100%	95%
						77,652

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	1992	708	C 100	7,372	Avq.	85%	100%	95%	5,953
Frame Shed	1992	160	C 100	979	Avq.	85%	100%	95%	790
1.75 ST GARAGE..	1992	768	C 110	59,009	Avq.	85%	100%	95%	47,650
1,330 SFLA									
Outbuilding Total									54,393

Acpt Land 30,700 **Accepted Bldg** 132,000 **Total** 162,700

Valuation Report

Account: 625 Card: 1 of 1

Location: 113 FOWLE HILL ROAD

Neighborhood: RURAL NORTHWEST
Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 02/22/2016
Sale Price: 103,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B3561P0034 B4468P0306
Reference 2: R-05-039/C0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
0.76	Acres-HS Size Adj	2,800.00	2,128	100%		2,128
Total Acres 0.76						30,128

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	89,832
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	576 Sqft, Grade C	Basement Gar	None	Fin Bsmt	25,650
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1974	0	TYPICAL	TYPICAL	Below Average	Typical	115,482			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		Location		70%	100%	100%			
						80,837			
Outbuildings/Additions/Improvements				Percent Good					
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1994	30	C 100	456	Avq.	86%	100%	100%	392
Frame Shed	1974	192	C 100	1,175	Avq.	76%	100%	100%	893
Frame Shed	2006	64	C 100	392	Avq.	92%	100%	100%	361
Wood Deck	1974	176	C 100	1,945	Avq.	76%	100%	100%	1,478
960 SFLA									
						Outbuilding Total			3,124
Acpt Land		30,100		Accepted Bldg		84,000		Total	114,100

Name: SMALL, TERENCE A

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SMALL, CYNTHIA K

Map/Lot:

R05-039-D

Account: 626 Card: 1 of 1

Location:

9 SHEA ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B2014P0084
Reference 2 R-05-039/D0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 104

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.74 Acres-HS Size Adj, and Total Acres 0.74.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Value, Condition, Replacement Cost, Value. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1970, 0 TYPICAL, Average, Typical, 98,356, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld), 71,947.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Open Frame Porch, Wood Deck, Frame Shed, and 1,224 SFLA.

Acpt Land 30,100 Accepted Bldg 75,300 Total 105,400

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1055P0236
 Reference 2 R-05-040/00 0000000000
 Tran/Land/Bldg 8 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 2 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
3.00	Acres-Rear Land 1-10	2,000.00	6,000	100%		6,000
Total Acres 4.00					Land Total	36,800

Dwelling Description

Replacement Cost New

Ranch	One Story	768 Sqft	Grade C 100	Base	71,866
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	71,866
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		Location		81%	100%	95%
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Phy
Frame Garage	1980	576	C 100	16,493	Avg.	79%
768 SFLA						100%
Outbuilding Total						12,378

Acpt Land 36,800 **Accepted Bldg** 67,700 **Total** 104,500

Name: BOURRET, ALICIA KIM

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DOUGHTY, ALICIA KIM-FKA

Map/Lot:

R05-041

Account: 628 Card: 1 of 1

Location:

21 FOWLE HILL ROAD

Neighborhood	RURAL NORTH	Sale Data
Zoning/Use	RURAL	Sale Date 12/22/2011
Topography	Rolling	Sale Price 47,254
Utilities	Drilled WellNoWater/NoSewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Other Non Valid

Reference 1	B4478P0130
Reference 2	R-05-041/00 0000000000
Tran/Land/Bldg	1 1 2
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 105

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.10	Acres-Rear Land 1-10	2,000.00	200	100%		200
Total Acres 1.10			Land Total			38,700

Dwelling Description				Replacement Cost New	
Double Wide	One Story	1,456 Sqft	Grade D 100	Base	83,694
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,336
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,778
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2003	0	TYPICAL	TYPICAL	Average	Typical	71,511			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	Location	90%	100%	95%	61,142				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2003	256	B 100	1,802	Avq.	90%	100%	95%	1,541
Wood Deck	2003	35	C 100	507	Avq.	90%	100%	95%	433
Wood Deck	2003	192	C 100	2,108	Avq.	90%	100%	95%	1,802
Frame Shed	2006	128	D 100	673	Avq-	82%	100%	95%	524
1,456 SFLA					Outbuilding Total				4,300

Acpt Land	38,700	Accepted Bldg	65,400	Total	104,100
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Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B1581P0286

Reference 2 R-05-042/00 0000000000

Tran/Land/Bldg 1 3 13

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
2.60	Acres-Rear Land 11-20	1,000.00	2,600	100%		2,600
Total Acres 13.60			Land Total			53,400

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1999	720	D 100	3,789	Fair	68%	100%	100%	2,577
Frame Shed	1999	64	E 100	290	Poor	55%	100%	100%	160
Frame Shed	1999	64	E 100	290	Poor	55%	100%	100%	160
Frame Shed	1999	100	E 100	453	Poor	55%	100%	100%	249
Frame Shed	1999	64	E 100	290	Poor	55%	100%	100%	160
WAREHOUSE ST....	2005	3456	C 100	151,788	Avq.	91%	100%	100%	138,127
OFFICE MEZZ	1999	400	D 100	14,861	Avq.	88%	100%	100%	13,078
						Outbuilding Total			154,511

Acpt Land	53,400	Accepted Bldg	154,500	Total	207,900
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WISCASSET
 Name: SOULE, RAYMOND

Valuation Report

09/13/2022

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Map/Lot:

R05-042-001

Account: 630 Card: 1 of 1

Location:

35 FOWLE HILL ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B0000P0000
 Reference 2 R-05-042/01 0000000000
 Tran/Land/Bldg 9 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 104

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12' Mobile Home	1996	14X50	D 100	52.128	Avg-	60%	50%	100%	15,704
700 SFLA						Outbuilding Total			15,704
Accpt Land			0	Accepted Bldg		15,700	Total		15,700

WISCASSET
 Name: LINDEMANN, MATHEW C
 LINDEMANN, ASHLEY M

Valuation Report

09/13/2022

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Account: 631 Card: 1 of 1

Map/Lot:
 Location:

R05-042-A
 5 DOW ROAD

Neighborhood: RURAL NORTHWEST
 Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 08/04/2020
 Sale Price: 200,250
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B1211P0010
 Reference 2: R-05-042/A0 0000000000
 Tran/Land/Bldg: 1 1 2
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
0.50	Acres-Rear Land 1-10	2,000.00	1,000	100%		1,000
Total Acres 1.50						Land Total 31,800

Dwelling Description

Replacement Cost New

Ranch	One Story	1,248 Sqft	Grade C 100	Base	116,782
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,408
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	TYPICAL	TYPICAL	Average	Typical	120,190
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	110,575

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2005	112	B 100	788	Avg.	91%	100%	100%	717
Wood Deck	2015	168	C 100	1,864	Avg.	92%	100%	100%	1,715
1,248 SFLA									
Outbuilding Total									2,432

Acpt Land 31,800 **Accepted Bldg** 113,000 **Total** 144,800

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B2445P0014
Reference 2 R-05-042/B0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
0.90	Acres-Rear Land 1-10	2,000.00	1,800	100%		1,800
Total Acres 1.90					Land Total	32,600

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	648 Sqft	Grade B 95	Base	91,482
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	TYPICAL	TYPICAL	Average	Typical	93,964
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		86%	100%	100%
						80,809

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1991	160	B 95	6,101	Avq.	86%	100%	100%	5,247
1 Story/BASEMENT	1991	80	B 95	6,475	Avq.	86%	100%	100%	5,568
Wood Deck	1991	392	B 95	4,532	Avq.	86%	100%	100%	3,898
1.75 ST GARAGE..	1991	616	C 100	43,028	Avq.	84%	100%	100%	36,144
Frame Shed	1991	200	C 100	1,224	Avq.	84%	100%	100%	1,028
Frame Shed	2005	336	C 100	2,056	Avq.	91%	100%	100%	1,871
1 Story/BASEMENT	1991	432	B 95	34,968	Avq.	86%	100%	100%	30,072
1,646 SFLA									83,828
Outbuilding Total									83,828

Acpt Land

32,600

Accepted Bldg

164,600

Total

197,200

WISCASSET

Valuation Report

09/13/2022

Name: FRENCH, JEFFREY A T/C

Page 847

FRENCH, TRACEY L

Map/Lot:

R05-042-D

Account: 1962 Card: 1 of 1

Location:

25 DOW ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 11/07/2008
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B4070P0037

Reference 2 R-5-42/D

Tran/Land/Bldg 6 1 2

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 104

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include 14' Mobile Home, Frame Shed, Wood Deck, Frame Garage, and 1,008 SFLA.

Acpt Land 32,400 Accepted Bldg 43,500 Total 75,900

WISCASSET

Valuation Report

09/13/2022

Name: GOUD, EDWARD C

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GOUD, DUANE E

Map/Lot:

R05-043

Account: 633 Card: 1 of 2

Location: 244 WEST ALNA ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B3031P0228 (04/03)

Reference 2 R-05-043/00 0000000000

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 105

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Outbuildings/Additions/Improvements

Table with 11 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Percent Good (Func, Econ), Value Rcnld. Includes Frame Garage and Outbuilding Total.

Acpt Land 41,100 Accepted Bldg 4,000 Total 45,100

WISCASSET

Valuation Report

09/13/2022

Name: GOUD, EDWARD C

Page 849

GOUD, DUANE E

Map/Lot:

R05-043

Account: 633 Card: 2 of 2

Location: 242 WEST ALNA ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL

Topography Level

Utilities Drilled WellSeptic System

Street Paved

Reference 1 B3031P0228 (04/03)

Reference 2 R-05-043/00 0000000000

Tran/Land/Bldg 1 1 3

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 105

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1986	14X70	D 100	67,752	Avg-	40%	50%	100%	13,550
980 SFLA						Outbuilding Total			13,550
Accpt Land			0	Accepted Bldg		13,600	Total		13,600

WISCASSET

Valuation Report

09/13/2022

Name: GOUD, EDWARD C

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GOUD, DUANE E

Map/Lot:

R05-043

Account: 633

Location:

242 WEST ALNA ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	41,100	4,000	45,100	41,100	4,000	45,100
2	0	13,600	13,600	0	13,600	13,600
TOTAL	41,100	17,600	58,700	41,100	17,600	58,700

Name: HAMLIN, DALE H

Page 851

HAMLIN, RHONDA C

Map/Lot:

R05-044

Account: 634 Card: 1 of 1

Location: 258 WEST ALNA ROAD

Neighborhood: RURAL NORTH

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B1261P0081
Reference 2: R-05-044/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 105

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value (35,000.00) and 0.72 Acres-HS Size Adj (3,500.00).

Dwelling Description

Replacement Cost New

Table listing dwelling details and replacement costs. Includes categories like Ranch, Exterior, Foundation, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table showing condition metrics: Built (1940), Renovated (0), Kitchens (TYPICAL), Baths (TYPICAL), Condition (Average), Layout (Typical), Total (96,570). Includes Functional and Economic Obsolescence percentages.

Outbuildings/Additions/Improvements

Table listing outbuildings: 1.75 ST BARN.... (2005, 324 units, C 100, 19,801 RCN) and Wood Deck (2006, 352 units, C 100, 3,740 RCN).

Acpt Land 37,500 Accepted Bldg 79,100 Total 116,600

Neighborhood: RURAL NORTH

Zoning/Use: COMMERCIAL
 Topography: Rolling
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B4562P0158 B4562P0287

Reference 2: R-05-046/00 0000000000

Tran/Land/Bldg: 1 2 12

FARM LAND: 0 OPEN SPACE: 0

Exemption(s): Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	45,000.00	45,000	155%		69,750
2.00	Acres-Commercial Size Adj	4,500.00	9,000	100%		9,000
20.00	Acres-Commercial 1-20	4,500.00	90,000	100%		90,000
13.00	Acres-Commercial 1-20	4,500.00	58,500	100%		58,500
Total Acres 35.00			Land Total			227,250

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
SCORING TOWER	1990	2160	D 100	175,896	Avq-	74%	50%	100%	65,082
SOUVENIR	1993	1320	D 100	107,492	Avq-	76%	50%	100%	40,847
RESTROOMS	1960	400	D 100	9,907	Avq-	61%	50%	100%	3,022
MAIN GATE TB	1960	48	D 100	253	Avq-	61%	100%	100%	154
ELECTRIC SHED	1960	24	D 100	126	Avq-	61%	100%	100%	77
WILFORD	1990	374	D 100	30,456	Avq-	74%	50%	100%	11,268
PIT CONCESSION	1993	960	D 100	78,176	Avq-	76%	50%	100%	29,707
TECH SHACK	1991	448	D 100	8,776	Avq.	84%	100%	100%	7,372
PHOTO BOOTH	1960	80	D 100	421	Avq-	61%	100%	100%	257
TOOL SHED	1960	260	D 100	5,094	Avq-	61%	100%	100%	3,107
						Outbuilding Total			160,893

Acpt Land	227,300	Accepted Bldg	160,900	Total	388,200
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WISCASSET
 Name: WISCASSET SPEEDWAY, LLC

Valuation Report

09/13/2022

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Map/Lot: R05-046

Account: 636 Card: 2 of 2

Location: 274 WEST ALNA ROAD

Neighborhood RURAL NORTH

Zoning/Use COMMERCIAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B4562P0158 B4562P0287
 Reference 2 R-05-046/00 0000000000
 Tran/Land/Bldg 1 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 105

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
TIRE BARN/TB	2013	1152	C 100	26,243	Ava.	92%	100%	100%	24,144
TIRE BARN/TB	2020	672	C 100	15,308	Ava.	92%	100%	100%	14,083
Outbuilding Total									38,227
Acpt Land			0	Accepted Bldg		38,200	Total		38,200

WISCASSET

Name: WISCASSET SPEEDWAY, LLC

Valuation Report

09/13/2022

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Map/Lot:

R05-046

Account: 636

Location:

274 WEST ALNA ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	227,300	160,900	388,200	227,300	160,900	388,200
2	0	38,200	38,200	0	38,200	38,200
TOTAL	227,300	199,100	426,400	227,300	199,100	426,400

Valuation Report

Neighborhood	RURAL NORTH	Sale Data
Zoning/Use	RURAL	Sale Date 08/23/2012
Topography	Level	Sale Price 130,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Distressed Sale

Reference 1 B4562P0158 B4562P0287
 Reference 2 R-05-045/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 105

Dwelling Description				Replacement Cost New	
Cape Cod	Two Story	560 Sqft	Grade C 100	Base	81,448
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	3,566
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,120	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1940	0	TYPICAL	TYPICAL	Below Average	Typical	85,014	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcld)
None		Location		57%	100%	95%	46,035
Acpt Land			0	Accepted Bldg		46,000	Total
						46,000	

Neighborhood: RURAL NORTH
Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 04/30/2015
Sale Price: 50,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Distressed Sale

Reference 1: B0936P0221 B3940P0038
Reference 2: R-05-047/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
1.62	Acres-Rear Land 11-20	1,000.00	1,620	100%		1,620
Total Acres 12.62			Land Total			60,120

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	726 Sqft	Grade C 100	Base	91,001
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1940	0	TYPICAL	TYPICAL	Fair	Typical	91,001			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		Location		42%	100%	95%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
ONE STORY FRAME	1940	350	C 100	21,966	Fair	42%	100%	95%	8,765
Wood Deck	1986	120	C 100	1,374	Avq.	82%	100%	95%	1,071
Wood Deck	2003	104	C 100	1,211	Avq.	90%	100%	95%	1,035
1,620 SFLA						Outbuilding Total			10,871

Acpt Land

60,100

Accepted Bldg

47,200

Total

107,300

Name: SHEA, JR., HAROLD A.

Page 857

SHEA, ALICE L

Map/Lot:

R05-047-A

Account: 639 Card: 1 of 1

Location: 308 WEST ALNA ROAD

Neighborhood: RURAL NORTH

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B2950P0094 (11/02)
Reference 2: R-05-047/A0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 105

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Outbuildings/Additions/Improvements and 1,008 SFLA.

Acpt Land 41,800 Accepted Bldg 89,300 Total 131,100

WISCASSET
 Name: SHEA, BRANDON

Valuation Report

09/13/2022

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Map/Lot:

R05-047-A01

Account: 1956 Card: 1 of 1

Location:

306 WEST ALNA ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B0000P0000
 Reference 2 R-05-047/A01
 Tran/Land/Bldg 9 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 105

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14' Mobile Home	1976					----- SOUND VALUE -----				1,500
Wood Deck	2006	100	D 100	1,006	Fair	71%	0%	100%		0
Frame Shed	2006	80	E 100	363	Poor	59%	100%	100%		214
Outbuilding Total										1,714
Acpt Land			0	Accepted Bldg			1,700	Total		1,700

Name: CHURCHILL, BRADLEY C
CHURCHILL, DANIELLE M

Map/Lot:

R05-047-B

Account: 640 Card: 1 of 1

Location:

300 WEST ALNA ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 07/26/2018
Sale Price 85,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B1649P0150
Reference 2 R-05-047/B0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
0.47	Acres-HS Size Adj	3,500.00	1,645	100%		1,645
Total Acres 0.47						36,645

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,104 Sqft	Grade C 105	Base	103,307
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	144 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	10,478
Heating	100% Not Heated	Cooling	0% None	Heat	-6,173
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1974	0	TYPICAL	TYPICAL	Below Average	Typical	107,612			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		Location		70%	100%	95%			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1974	14	C 105	923	Avq-	70%	100%	95%	614
1SFr Overhang	1974	16	C 105	1,054	Avq-	70%	100%	95%	701
1,134 SFLA						Outbuilding Total		1,315	

Acpt Land 36,600 **Accepted Bldg** 72,900 **Total** 109,500

Valuation Report

Map/Lot:

R05-047-C

Account: 642 Card: 1 of 1

Location:

296 WEST ALNA ROAD

Neighborhood RURAL NORTH
 Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/26/2019
 Sale Price 20,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4046P0286
 Reference 2 R-05-047/C 0000000000
 Tran/Land/Bldg 1 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.01	Acres-Rear Land 1-10	2,000.00	20	100%		20
Total Acres 1.01					Land Total	38,520

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	2000	14X66	D 100	64,627	Avq-	50%	100%	100%	32,314
SLAB.....	1979	924	C 100	2,310	Avq-	69%	100%	100%	1,594
Frame Shed	1985	169	D 100	889	Avq-	72%	100%	100%	640
924 SFLA						Outbuilding Total			34,548

Acpt Land 38,500 **Accepted Bldg** 34,500 **Total** 73,000

Name: MIETE, JR., PAUL H.

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MIETE, SHIRLEY E

Map/Lot:

R05-048

Account: 643 Card: 1 of 1

Location: 328 WEST ALNA ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B0614P0022
Reference 2 R-05-048/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 105

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, Acres-Rear Land 11-20, R 20+-Rear 20+, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Quantity, Unit/Detail, Grade/Type, Replacement Cost, Value. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1963, 0, TYPICAL, TYPICAL, Below Average, Typical, and 161,152.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Wood Deck, Open Frame Porch, and 1,608 SFLA.

Acpt Land 74,500 Accepted Bldg 103,100 Total 177,600

Neighborhood RURAL NORTH
Zoning/Use RURAL
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 08/26/2011
Sale Price 63,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4434P0167
Reference 2 R-05-048/A0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
0.80	Acres-HS Size Adj	3,500.00	2,800	100%		2,800
Total Acres 0.80						37,800

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	768 Sqft	Grade B 95	Base	105,253
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Below Average	Typical	105,253
Functional Obsolescence						Value(Rcnld)
None						69,993

Outbuildings/Additions/Improvements				Percent Good			Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
ONE STORY FRAME	1975	168	C 100	10,544	Avq+	84%	100%	95%	8,414
Frame Shed	1975	384	C 100	2,350	Avq+	84%	100%	95%	1,875
1/2S AD/GAR.....	1975	768	C 100	33,393	Avq+	84%	100%	95%	26,647
1,320 SFLA						Outbuilding Total		36,936	

Acpt Land	37,800	Accepted Bldg	106,900	Total	144,700
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Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 11/06/2020
Sale Price 242,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3316P0117 (06/04)
Reference 2 R-05-049/00 0000000000
Tran/Land/Bldg 6 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.70	Acres-Rear Land 1-10	2,000.00	1,400	100%		1,400
Total Acres 1.70					Land Total	39,900

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,120 Sqft	Grade B 95	Base	161,279
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,723
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,578
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1950	0	TYPICAL	TYPICAL	Average	Typical	170,580			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
Incomplete		Location		69%	95%	95%			
Outbuildings/Additions/Improvements				Percent Good		Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
ONE STORY FRAME	1950	126	B 95	8,639	Avq.	65%	100%	95%	5,334
1.25 ST GARAGE..	1950	520	C 100	23,377	Avq.	65%	100%	95%	14,435
Wood Deck	2006	306	C 100	3,271	Avq.	92%	100%	95%	2,859
Wood Deck	2006	27	C 100	425	Avq.	92%	100%	95%	371
2,086 SFLA						Outbuilding Total			22,999
Acpt Land		39,900		Accepted Bldg		129,200		Total	169,100

WISCASSET
 Name: DONATO, STEVEN J
 DONATO, MARK F

Valuation Report

09/13/2022

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Account: 646 Card: 1 of 1

Map/Lot:
 Location:

R05-050
 WEST ALNA ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B1946P0308
 Reference 2 R-05-050/00 0000000000

Tran/Land/Bldg 6 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	50%	Access	17,500
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.46	Acres-Rear Land 1-10	2,000.00	920	100%		920
Total Acres 1.46					Land Total	21,920

Accpt Land	21,900	Accepted Bldg	0	Total	21,900
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WISCASSET
 Name: COWING, EMILY A

Valuation Report

09/13/2022

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Map/Lot:

R05-051

Account: 647 Card: 1 of 1

Location:

50 RINES ROAD

Neighborhood RURAL NORTH
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 02/22/2021
 Sale Price 145,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3657P0181
 Reference 2 R-05-051/00 0000000000
 Tran/Land/Bldg 1 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	75%	Topoqrphry	26,250
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
26.78	R 20+-Rear 20+	500.00	13,390	100%		13,390
Total Acres 47.78			Land Total			73,140

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
Wood Deck	1990	448	C 100	4,720	Avg.	84%	100%	100%	3,965
1.50 ST BARN....	2003	1020	C 100	40,244	Avg.	90%	100%	100%	36,220
						Outbuilding Total			40,185

Acpt Land 73,100 **Accepted Bldg** 40,200 **Total** 113,300

Valuation Report

Map/Lot:

R05-051-A

Location:

20 BUMPA LANE

Account: 649 Card: 1 of 1

Neighborhood: RURAL NORTH
 Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 01/23/2007
 Sale Price: 0
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B1383P0268 B3803P75
 Reference 2: R-05-051/A0 0000000000
 Tran/Land/Bldg: 9 1 2
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 0 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000	
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
1.00	Acres-Rear Land 11-20	1,000.00	1,000	100%		1,000	
Total Acres 12.00						Land Total	59,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1985	64	D 100	337	Fair	60%	100%	100%	202
Frame Shed	1985	64	D 100	337	Fair	60%	100%	100%	202
12' Mobile Home	1970	12X47	D 100	42,836	Fair	30%	50%	100%	6,425
Frame Shed	2007	120	D 100	631	Avq.	92%	100%	100%	581
Frame Shed	2011	48	D 100	253	Avq.	92%	100%	100%	233
Frame Shed	2020	560	D 100	2,947	Avq.	92%	50%	100%	1,356
Outbuilding Total									8,999

Acpt Land 59,500 **Accepted Bldg** 9,000 **Total** 68,500

WISCASSET
 Name: WALL, HEIDI

Valuation Report

09/13/2022

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Map/Lot:

R05-051-A1

Account: 650 Card: 1 of 1

Location:

372 WEST ALNA ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 MOBILE HOME ONLY
 Reference 2 R-05-051/A1 0000000000
 Tran/Land/Bldg 9 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 105

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	1972	14X61	D 100	60,721	Poor	20%	50%	100%	6.072
12' Mobile Home	1975	12X61	D 100	52,261	Poor	20%	25%	100%	2.613
1,586 SFLA									
						Outbuilding Total			8,685
Acpt Land			0	Accepted Bldg		8,700	Total		8,700

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 08/14/2002
Sale Price 41,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2898P0243 (08/02)
Reference 2 R-05-052/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.16	Acres-Rear Land 1-10	2,000.00	320	100%		320
Total Acres 1.16					Land Total	38,820

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 3/4 Story WOOD SHINGLE 1 OTHER Units-0	378 Sqft Masonry Trim Roof Cover	Grade C 95 None Sheet Metal	Base Trim Roof	46,404 0 0 0
Foundation	Piers	Basement	None	Basement	-4,844
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,456
Rooms	3	HEARTH			
Bedrooms	1	Add Fixtures	0	Plumbing	0
Baths	1	Half Baths	0	Attic	0
Attic	None			Fireplace	0
FirePlaces	0			Insulation	-89
Insulation	Capped Only			Unfinished	0
Unfin. Living Area	NONE				

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total					
1935	0	TYPICAL	TYPICAL	Fair	Typical	39,015					
Functional Obsolescence						Value(Rcnd)					
None											
Economic Obsolescence			Phys. %	Func. %	Econ. %	15,567					
Location			42%	100%	95%						
Outbuildings/Additions/Improvements											
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd		
Encl Frame Porch	1940	104	C 95	3,568	Fair	42%	100%	95%	1,424		
Wood Deck	1980	64	C 95	763	Fair	42%	100%	95%	304		
Frame Shed	1970	126	D 100	663	Fair	52%	100%	95%	328		
Frame Shed	1970	64	D 100	337	Fair	52%	100%	95%	166		
Frame Garaqe	1972	572	D 100	14,106	Fair	53%	100%	95%	7,102		
662 SFLA									9,324		
Acpt Land							38,800	Accepted Bldg	24,900	Total	63,700

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B0577P0304
Reference 2 R-05-053/00 0000000000
Tran/Land/Bldg 8 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 2 50 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
4.00	Acres-Rear Land 11-20	1,000.00	4,000	100%		4,000
Total Acres 15.00						Land Total 62,500

Dwelling Description

Replacement Cost New

Ranch	One Story	956 Sqft	Grade C 105	Base	93,931
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	300 Sqft, Grade C	Basement Gar	None	Fin Bsmt	14,729
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH		HEARTH	0
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,386
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Below Average	Typical	111,046
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		Location		71%	100%	95%
						74,901

Outbuildings/Additions/Improvements		Percent Good			Value				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1978	160	D 100	842	Poor	42%	100%	95%	336
956 SFLA									336
Outbuilding Total									336

Acpt Land 62,500 **Accepted Bldg** 75,200 **Total** 137,700

WISCASSET

Valuation Report

09/13/2022

Name: HALL, JAMES A J/T

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HALL, JACQUELINE L

Map/Lot:

R05-054

Account: 653 Card: 1 of 1

Location:

WEST ALNA ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Rolling

Utilities NoWater/NoSewer

Street Paved

Sale Data	
Sale Date	04/27/2007
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B3844P0083
Reference 2 R-05-054/00 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.15	Acres-Rear Land 1-10	2,000.00	300	100%		300
Total Acres 1.15					Land Total	38,800

Accpt Land	38,800	Accepted Bldg	0	Total	38,800
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Neighborhood RURAL NORTH

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1453P0160
 Reference 2 R-05-055/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
12.00	Acres-Rear Land 11-20	1,000.00	12,000	100%		12,000
Total Acres 23.00			Land Total			70,500

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	638 Sqft	Grade C 105	Base	86,566
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,664
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	TYPICAL	TYPICAL	Average	Typical	84,902			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		Location		65%	100%	95%	52,427		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Bay Window	1900	12	C 105	791	Avq.	65%	100%	95%	488
Encl Frame Porch	1900	35	C 105	1,578	Avq.	65%	100%	95%	975
ONE STORY FRAME	1900	336	C 105	22,141	Avq.	65%	100%	95%	13,672
1,464 SFLA									15,135

Acpt Land 70,500 **Accepted Bldg** 67,600 **Total** 138,100

Neighborhood	RURAL NORTH	Sale Data
Zoning/Use	RURAL	Sale Date 09/12/2005
Topography	Above StreetRolling	Sale Price 200,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B3550P0187 B4461P0199
 Reference 2 R-05-056/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 105

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	95%	Corner/Loc	33,250
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
10.00	R 20+-Rear 20+	500.00	5,000	100%		5,000
Total Acres 31.00						Land Total 71,750

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	468 Sqft	Grade B 100	Base		67,514
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	8	HEARTH		HEARTHS		0
Bedrooms	4	Add Fixtures	0			0
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Value(Rcnld)
1850	0	GOOD	TYPICAL	Poor	25%	30%	100%	67,514
Functional Obsolescence		Economic Obsolescence		Phys. %		Func. %		Value(Rcnld)
Incomplete		None		25%		30%		5,064

Outbuildings/ Additions/ Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1850	320	B 95	25,901	Poor	25%	30%	100%	1,943
Wood Deck	1990	200	C 100	2,190	Avq.	84%	100%	100%	1,840
1.25 ST GARAGE..	1960	390	D 100	15,802	Fair	46%	100%	100%	7,269
Frame Shed	1960	208	D 100	1,095	Fair	46%	100%	100%	504
1.75 ST BARN....	1950	1050	D 100	44,388	Fair	42%	100%	100%	18,643
1 Story/BASEMENT	1850	260	B 95	21,045	Poor	25%	30%	100%	1,578
1 Story/BASEMENT	1850	260	B 95	21,045	Poor	25%	30%	100%	1,578
Finished Attic	1850	208	B 95	3,649	Poor	25%	30%	100%	274
1.625 SFLA									
Outbuilding Total									33,629

Acpt Land	71,800	Accepted Bldg	38,700	Total	110,500
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Name: YORK, JESSICA LYN MARIE J/T

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YORK, ROBERT CLIFTON

Map/Lot:

R05-056-A

Account: 657 Card: 1 of 1

Location: 8 HURRICANE HILL PASS

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 05/31/2005
Sale Price 135,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3490P0070
Reference 2 R-05-056/A0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 105

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Colonial, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1970, 0, TYPICAL, TYPICAL, Below Average, Typical, 122,988.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcld). Rows include None, Location, 68%, 100%, 95%, 79,450.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value, Rcld. Rows include ONE STORY FRAME, Frame Shed, 1,624 SFLA, and Outbuilding Total.

Acpt Land 38,900 Accepted Bldg 89,600 Total 128,500

WISCASSET

Valuation Report

09/13/2022

Name: HUNTER, JEFFREY

Page 874

HUNTER LEE ANN

Map/Lot:

R05-056-B

Account: 656 Card: 1 of 1

Location: 15 HURRICANE HILL PASS

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 01/01/2000
Sale Price 12,500
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2536P0040
Reference 2 R-05-056/B0 0000000000
Tran/Land/Bldg 1 1 2
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 105

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Percent Good (Func, Econ), Value Rcnld. Rows include 14' Mobile Home, Frame Shed, 924 SFLA, and a Total row for Accepted Land and Accepted Bldg.

Neighborhood: RURAL NORTH
Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Private

Sale Data
Sale Date: 02/01/2002
Sale Price: 10,000
Sale Type: Land Only
Financing: Unknown
Verified: Public Record
Validity: Related Parties

Reference 1: B2814P0208 02/02
Reference 2: R-5-056/C0
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 0 50 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.20	Acres-Rear Land 1-10	2,000.00	400	100%		400
Total Acres 1.20					Land Total	38,900

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,120 Sqft	Grade B 100	Base	166,439
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,101
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	8	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	7,838
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2002	0	TYPICAL	TYPICAL	Average	Typical	178,378			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		90%	100% 100%	160,540			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	2002	168	B 100	17,465	Avq.	90%	100%	100%	15,718
1.50 ST GARAGE..	2002	676	B 100	45,982	Avq.	90%	100%	100%	41,384
1SFr Overhanq	2002	48	B 100	3,464	Avq.	90%	100%	100%	3,118
Brick Deck	2002	600	B 100	6,555	Avq.	90%	100%	100%	5,900
2,260 SFLA						Outbuilding Total			66,120

Acpt Land

38,900

Accepted Bldg

226,700

Total

265,600

WISCASSET
 Name: DONATO, STEVEN J
 DONATO, MARK F

Valuation Report

09/13/2022

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Map/Lot: R05-057

Account: 658 Card: 1 of 1

Location: 317 WEST ALNA ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B1946P0308
 Reference 2 R-05-057/00 0000000000
 Tran/Land/Bldg 8 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 105

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000	
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000	
23.00	R 20+-Rear 20+	500.00	11,500	100%		11,500	
Total Acres 44.00					Land Total	80,000	
Acpt Land		80,000	Accepted Bldg		0	Total	80,000

Valuation Report

Neighborhood	RURAL NORTH	Sale Data
Zoning/Use	RURAL	Sale Date 09/11/2020
Topography	Level	Sale Price 60,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Other Non Valid

Reference 1 B0589P0151
 Reference 2 R-05-058/00 0000000000
 Tran/Land/Bldg 8 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 105

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
2.16	Acres-Rear Land 1-10	2,000.00	4,320	100%		4,320
Total Acres 3.16			Land Total			42,820

Dwelling Description				Replacement Cost New	
Cape Cod	One & 3/4 Story	736 Sqft	Grade B 95	Base	103,906
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-1,998
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,241
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	TYPICAL	TYPICAL	Above Average	Typical	103,149
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	Location	75%	100%	95%	73,494	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2000	316	B 95	3,685	Avq+	75%	100%	95%	2,626
ONE STORY FRAME	1860	432	B 95	29,620	Avq+	75%	100%	95%	21,104
1,720 SFLA									
Outbuilding Total									23,730

Acpt Land	42,800	Accepted Bldg	97,200	Total	140,000
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WISCASSET
 Name: BROWN, SR., LOUIS H.

Valuation Report

09/13/2022

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Map/Lot:

R05-058-A

Location:

WEST ALNA ROAD

Account: 660 Card: 1 of 1

Neighborhood RURAL NORTH

Zoning/Use RURAL
 Topography Rolling
 Utilities NoWater/NoSewer
 Street No Street

Reference 1 B1532P0014
 Reference 2 R-05-058/A0 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
10.00	R 20+-Rear 20+	500.00	5,000	100%		5,000
Total Acres 30.00					Land Total	35,000

Accpt Land	35,000	Accepted Bldg	0	Total	35,000
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Valuation Report

Account: 661 Card: 1 of 1

Location: 22 BOULDER DRIVE

Neighborhood: RURAL NORTH
Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 10/01/1994
Sale Price: 15,000
Sale Type: Land Only
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B1945P0325
Reference 2: R-05-058/B0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): 50 0 0 Land Schedule: 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
1.00	Acres-Rear Land 1-10	2,000.00	2,000	100%		2,000
Total Acres 2.00					Land Total	40,500

Dwelling Description

Replacement Cost New

Colonial	One & 3/4 Story	960 Sqft	Grade D 100	Base	115,008
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,793
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	TYPICAL	TYPICAL	Below Average	Typical	106,215
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		Location		69%	70%	95%
						48,737

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1980	224	D 100	1,179	Fair	57%	100%	95%	638
Frame Garage	2014	1600	D 100	34,245	Avq.	92%	75%	95%	22,448
1,680 SFLA									
Outbuilding Total									23,086

Acpt Land 40,500 **Accepted Bldg** 71,800 **Total** 112,300

Valuation Report

Map/Lot:

R05-058-C

Account: 662 Card: 1 of 1

Location:

EASY STREET

Neighborhood RURAL NORTH

Zoning/Use RURAL
 Topography Rolling
 Utilities NoWater/NoSewer
 Street No Street

Sale Data	
Sale Date	07/16/2018
Sale Price	12,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1 B1572P0335
 Reference 2 R-05-058/C0 0000000000
 Tran/Land/Bldg 6 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	95%	Access	33,250
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
1.00	Acres-Rear Land 1-10	2,000.00	2,000	100%		2,000
Total Acres 2.00					Land Total	38,750

Accpt Land	38,800	Accepted Bldg	0	Total	38,800
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WISCASSET
 Name: HALLMARK HOMES CORP

Valuation Report

09/13/2022

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Map/Lot:

R05-058-D

Account: 663 Card: 1 of 1

Location:

39 EASY STREET

Neighborhood RURAL NORTH

Zoning/Use RURAL
 Topography Rolling
 Utilities NoWater/NoSewer
 Street No Street

Sale Data	
Sale Date	03/04/2022
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B4143P0147
 Reference 2 R-05-058/D0 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
1.00	Acres-Rear Land 1-10	2,000.00	2,000	100%		2,000
Total Acres 2.00					Land Total	40,500

Accpt Land	40,500	Accepted Bldg	0	Total	40,500
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WISCASSET
 Name: EZZELL, MARK A

Valuation Report

09/13/2022

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Map/Lot:

R05-058-E

Account: 664 Card: 1 of 1

Location:

31 EASY STREET

Neighborhood RURAL NORTH

Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street No Street

Reference 1 B1572P0339
 Reference 2 R-05-058/E0 0000000000
 Tran/Land/Bldg 1 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
1.00	Acres-Rear Land 1-10	2,000.00	2,000	100%		2,000
Total Acres 2.00						Land Total
						40,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Shed.....	0	80	E 100	363	Poor	25%	100%	100%	91
12' Mobile Home	1974	12X46	D 100	42,163	Fair	30%	50%	100%	6,324
Frame Shed	1990	550	C 100	3,366	Avq-	74%	100%	100%	2,491
Frame Shed	2006	364	E 100	1,649	Poor	59%	100%	100%	973
552 SFLA						Outbuilding Total			9,879
Acpt Land		40,500	Accepted Bldg		9,900	Total		50,400	

Valuation Report

Account: 665 Card: 1 of 1

Location: 19 BOULDER DRIVE

Neighborhood: RURAL NORTH
Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 02/04/2008
Sale Price: 0
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Related Parties

Reference 1: B1639P0100 B3940P0035 B3963P0312
Reference 2: R-05-058/F0 0000000000
Tran/Land/Bldg: 1 1 2
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
1.00	Acres-Rear Land 1-10	2,000.00	2,000	100%		2,000
Total Acres 2.00						Land Total 40,500

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	89,832
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-9,542
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,408
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	TYPICAL	TYPICAL	Average	Typical	83,698
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	77,002

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2008	140	C 100	1,578	Avg.	92%	100%	100%	1,452
1 STORY GARAGE..	2008	576	C 100	16,493	Avg.	92%	100%	100%	15,174
960 SFLA						Outbuilding Total			16,626

Acpt Land 40,500 **Accepted Bldg** 93,600 **Total** 134,100

Name: EZZELL, PAUL A

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EZZELL, KIMBERLY S

Map/Lot:

R05-058-G

Account: 666 Card: 1 of 2

Location:

46 EASY STREET

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Private

Reference 1 B2094P0284
Reference 2 R-05-058/G0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 105

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Replacement Cost New, etc. Rows include Double Wide, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1990, 0, TYPICAL, TYPICAL, Below Average, Typical, 49,908.

Table with 10 columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 76%, 80%, 100%, 30,344.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include AB.GR. POOL, Frame Shed, Wood Deck, 960 SFLA.

Acpt Land 40,500 Accepted Bldg 33,200 Total 73,700

WISCASSET

Valuation Report

09/13/2022

Name: EZZELL, PAUL A

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EZZELL, KIMBERLY S

Map/Lot:

R05-058-G

Account: 666 Card: 2 of 2

Location:

45 EASY STREET

Neighborhood RURAL NORTH

Zoning/Use RURAL

Topography Level

Utilities Drilled WellSeptic System

Street Private

Reference 1 B2094P0284

Reference 2 R-05-058/G0 0000000000

Tran/Land/Bldg 1 0 0

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 105

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12' Mobile Home	1985	12X24	D 100	27,353	Fair	30%	50%	100%	4,103
1,248 SFLA						Outbuilding Total			4,103
Accpt Land		0	Accepted Bldg		4,100	Total			4,100

WISCASSET

Valuation Report

09/13/2022

Name: EZZELL, PAUL A

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EZZELL, KIMBERLY S

Map/Lot:

R05-058-G

Account: 666

Location:

45 EASY STREET

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	40,500	33,200	73,700	40,500	33,200	73,700
2	0	4,100	4,100	0	4,100	4,100
TOTAL	40,500	37,300	77,800	40,500	37,300	77,800

Name: FLAHERTY, MICHAEL A J/T

FLAHERTY, FAITH

Map/Lot:

R05-058-H

Account: 667 Card: 1 of 1

Location:

4 BOULDER DRIVE

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B2014P0108 B3805P0048
Reference 2 R-05-058/H0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 105

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value, Rcnld. Rows include Frame Shed, Wood Deck, Unfinished Attic, Frame Garage, ONE STORY FRAME, 1,652 SFLA, and Outbuilding Total.

Acpt Land 42,500 Accepted Bldg 158,900 Total 201,400

Name: SNYDER, JOSHUA D

Page 888

SNYDER, NICOLE

Map/Lot:

R05-058-J

Account: 2255 Card: 1 of 1

Location:

WEST ALNA ROAD

Neighborhood: RURAL NORTH

Zoning/Use: RURAL
Topography: Rolling
Utilities: Drilled WellSeptic System
Street: Private

Sale Data
Sale Date: 09/05/2017
Sale Price: 12,500
Sale Type: Land Only
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B2682P0210 B4645P0130 B4750P0144

Reference 2: R-5-058/J0

Tran/Land/Bldg: 1 1 15

FARM LAND: 0 OPEN SPACE: 0

Exemption(s): Land Schedule 105

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Quantity, Unit, Material, Replacement Cost, Value. Rows include Double Wide, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 2017, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, and Value(Rcnld).

Acpt Land 42,400 Accepted Bldg 63,300 Total 105,700

Name: LEWIS, JR., HARRY A.

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LEWIS, CATHLEEN E

Map/Lot:

R05-059

Account: 668 Card: 1 of 1

Location: 279 WEST ALNA ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 02/01/1998
Sale Price 83,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2315P0270
Reference 2 R-05-059/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 105

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcld). Includes sub-table for Outbuildings/Additions/Improvements.

Acpt Land

54,500

Accepted Bldg

57,700

Total

112,200

Neighborhood	RURAL NORTH	Sale Data
Zoning/Use	RURAL	Sale Date 12/04/2007
Topography	Rolling	Sale Price 0
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B3205P0261 B3941P0068 B4629P0221
 Reference 2 R-05-060/00 0000000000
 Tran/Land/Bldg 4 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 105

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.35	Acres-Rear Land 1-10	2,000.00	700	100%		700
Total Acres 1.35			Land Total			39,200

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	1,260 Sqft	Grade B 100	Base		187,244
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	6	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2006	0	TYPICAL	TYPICAL	Average	Typical	187,244			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	92%	100%	100%	172,264				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
AB.GR. POOL.....	2006	1	C 100	1,000	Avq.	99%	100%	100%	990
Frame Shed	2002	144	C 100	881	Avq.	90%	100%	100%	793
Open Frame Porch	2006	336	C 100	7,033	Avq.	92%	100%	100%	6,470
Frame Shed	2009	144	C 100	881	Avq.	92%	100%	100%	811
2,205 SFLA									9,064
Outbuilding Total									9,064

Acpt Land	39,200	Accepted Bldg	181,300	Total	220,500
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Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B0636P0148 B3661P0065
Reference 2 R-05-061/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.28	Acres-Rear Land 1-10	2,000.00	560	100%		560
Total Acres 1.28						Land Total 39,060

Dwelling Description

Replacement Cost New

Ranch	One Story	1,125 Sqft	Grade C 105	Base	110,536
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1967	0	TYPICAL	TYPICAL	Average	Typical	110,536			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	Location	76%	100%	95%	79,807				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1990	256	C 105	2,899	Avq.	76%	100%	95%	2,093
Frame Garage	1969	576	C 100	16,493	Avq.	73%	100%	95%	11,438
Wood Deck	1967	24	C 105	415	Avq.	76%	100%	95%	299
1,125 SFLA									Outbuilding Total 13,830
Acpt Land		39,100		Accepted Bldg		93,600		Total 132,700	

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B1099P0077
Reference 2 R-05-062/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 25 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
1.35	Acres-Rear Land 1-10	2,000.00	2,700	100%		2,700
Total Acres 2.35					Land Total	41,200

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	897 Sqft	Grade C 105	Base	121,709
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,578
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,361
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	1982	TYPICAL	TYPICAL	Average	Typical	130,648			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	Location	79%	100%	95%	98,051				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1982	260	C 105	20,226	Avq.	79%	100%	95%	15,180
Wood Deck	1982	321	C 105	3,595	Avq.	79%	100%	95%	2,698
1.25 ST GARAGE..	1990	1008	C 100	42,150	Avq.	84%	100%	95%	33,636
1 Story/BASEMENT	1982	14	C 105	1,089	Avq.	79%	100%	95%	817
1,844 SFLA	Outbuilding Total								52,331

Acpt Land 41,200 **Accepted Bldg** 150,400 **Total** 191,600

Neighborhood: RURAL NORTH
Zoning/Use: RURAL
Topography: Rolling
Utilities: Drilled WellSeptic System
Street: Private

Sale Data
Sale Date: 07/16/2014
Sale Price: 170,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B480P0221
Reference 2: R-05-063/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 105

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
5.00	Acres-Rear Land 11-20	1,000.00	5,000	100%		5,000
Total Acres 16.00			Land Total			63,500

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,344 Sqft	Grade C 105	Base	132,053
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,578
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1992	0	TYPICAL	TYPICAL	Average	Typical	135,631			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	Location	86%	100%	95%	110,811				
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	1992	144	C 100	3,145	Avq.	86%	100%	95%	2,570
Frame Garage	1992	1120	C 100	28,886	Avq.	85%	100%	95%	23,325
Frame Shed	1992	96	C 100	588	Avq.	85%	100%	95%	475
Wood Deck	2005	48	C 100	640	Avq.	86%	100%	95%	522
Wood Deck	2012	200	C 100	2,190	Avq.	92%	100%	95%	1,914
1,344 SFLA					Outbuilding Total				28,806
Acpt Land		63,500	Accepted Bldg		139,600	Total		203,100	

Neighborhood: RURAL NORTH
Zoning/Use: SHORE STREAM PRO RU
Topography: Rolling
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 10/01/2008
Sale Price: 250,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B4056P0244
Reference 2: R-05-063/A0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 0 50 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
Total Acres 11.00						Land Total 58,500

Dwelling Description

Replacement Cost New

Cape Cod Exterior	One & 3/4 Story ALUM/VINYL	1,040 Sqft Masonry Trim	Grade B 95 None	Base Trim	146,823 0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	520 Sqft, Grade D	Basement Gar	None	Fin Bsmt	18,919
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,205
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	TYPICAL	TYPICAL	Average	Typical	171,947
Functional Obsolescence						Value(Rcnld)
None						140,481

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1 Story/BASEMENT	1992	144	B 95	11,656	Avq.	86%	100%	95%	9,523
Wood Deck	1992	72	C 100	884	Avq.	86%	100%	95%	722
Wood Deck	1992	192	C 100	2,108	Avq.	86%	100%	95%	1,722
CONVENIENCE STORE	1992	1008	C 100	81,709	Avq.	85%	100%	95%	65,980
1.25 ST BARN....	1992	924	C 100	29,504	Avq-	75%	100%	95%	21,022
1.50 ST GARAGE..	1992	624	B 95	40,606	Avq.	86%	100%	95%	33,175
1 ST BARN.....	2009	1800	B 100	49,750	Avq.	92%	100%	95%	43,481
CANOPY AV.....	2009	680	D 100	10,807	Avq-	82%	100%	95%	8,419
CANOPY AV.....	2009	240	D 100	3,814	Avq-	82%	100%	95%	2,971
ONE STORY FRAME	2015	400	C 100	25,104	Avq.	92%	100%	95%	21,941
2,364 SFLA									Outbuilding Total 208,956

Acpt Land	58,500	Accepted Bldg	349,400	Total	407,900
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Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Private

Reference 1 B1028P0076
Reference 2 R-05-064/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
14.00	R 20+-Rear 20+	500.00	7,000	100%		7,000
Total Acres 35.00						75,500

Dwelling Description				Replacement Cost New		
Colonial	One & 3/4 Story	896 Sqft	Grade B 100	Base		146,466
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	6	HEARTH		HEARTHS		0
Bedrooms	3	Add Fixtures	1			
Baths	1	Half Baths	1	Plumbing		3,919
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition				Layout			Total		
Built	Renovated	Kitchens	Baths	Condition			150,385		
1972	0	TYPICAL	TYPICAL	Average	Typical				
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	Location			78%	100%	95%	111,435		
Outbuildings/ Additions/ Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1972	640	D 100	3,369	Fair	53%	100%	95%	1,697
Frame Shed	1972	192	D 100	1,010	Fair	53%	100%	95%	508
AB.GR. POOL.....	1972	1	C 100	1,000	Avq.	99%	100%	95%	940
Wood Deck	1972	288	C 100	3,088	Avq.	75%	100%	95%	2,200
1,568 SFLA									5,345
Outbuilding Total									5,345

Acpt Land 75,500 **Accepted Bldg** 116,800 **Total** 192,300

Name: POIRIER, CECILE G J/T

Page 896

POIRIER, ANNETTE

Map/Lot:

R05-065

Account: 677 Card: 1 of 1

Location: 201 WEST ALNA ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 07/13/2009
Sale Price 161,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4174P0243
Reference 2 R-05-065/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 105

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.62 Acres-HS Size Adj, and Total Acres 0.62.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Price/Unit, Grade, Influence, Replacement Cost New. Rows include Raised Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes sub-section for Outbuildings/Additions/Improvements with columns for Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, and Value Rcnld.

Acpt Land 33,700 Accepted Bldg 128,600 Total 162,300

Name: MURRAY, DAVID R

Page 897

MURRAY, J LYNN

Map/Lot:

R05-066

Account: 678 Card: 1 of 1

Location: 181 WEST ALNA ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 08/31/2020
Sale Price 32,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2850P0100 05/02
Reference 2 R-05-066/00 0000000000
Tran/Land/Bldg 1 1 2
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 105

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value and Acres-HS Size Adj.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Lists various structures like Mobile Home, Frame Garage, and Wood Deck.

Accpt Land 37,200 Accepted Bldg 40,500 Total 77,700

WISCASSET
 Name: MURRAY DAVID R. J/T
 MURRAY, JUNE L

Valuation Report

09/13/2022
 Page 898
 R05-066-A

Account: 679 Card: 1 of 1

Map/Lot: R05-066-A
 Location: 175 WEST ALNA ROAD

Neighborhood: RURAL NORTH
 Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 06/09/2006
 Sale Price: 35,000
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B3687P0272 B4629P0216
 Reference 2: R-05-066/A0 0000000000
 Tran/Land/Bldg: 1 1 2
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 0 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	90%	Corner/Loc	31,500
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.02	Acres-Rear Land 1-10	2,000.00	40	100%		40
Total Acres 1.02			Land Total			35,040

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,680 Sqft	Grade D 100	Base	96,570
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-15,387
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,052
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2006	0	TYPICAL	TYPICAL	Average	Typical	82,062			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		Location		92%	100% 95%	71,722			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2006	48	B 100	736	Avg.	92%	100%	95%	643
1,680 SFLA									643
Outbuilding Total								643	

Acpt Land 35,000 **Accepted Bldg** 72,400 **Total** 107,400

Valuation Report

Map/Lot:

R05-066-B

Account: 680 Card: 1 of 1

Location:

191 WEST ALNA ROAD

Neighborhood RURAL NORTH
 Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/02/2017
 Sale Price 80,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4442P0261
 Reference 2 R-05-066/B0 0000000000
 Tran/Land/Bldg 1 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
2.27	Acres-Rear Land 1-10	2,000.00	4,540	100%		4,540
Total Acres 3.27					Land Total	43,040

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1985	14X66	C 100	86,328	Avq.	50%	50%	100%	21,582
Encl Frame Porch	1985	120	C 100	4,278	Avq.	50%	50%	100%	1,070
Wood Deck	2015	231	C 100	2,506	Avq.	92%	100%	100%	2,306
Frame Garage	1985	480	C 100	14,307	Avq.	81%	100%	100%	11,589
Wood Deck	1985	120	C 100	1,374	Avq.	50%	100%	100%	687
924 SFLA						Outbuilding Total			37,234
Acpt Land		43,000	Accepted Bldg		37,200	Total		80,200	

Name: WENTWORTH-DORAY, SALLY I J/T

WENTWORTH, RONALD N

Map/Lot:

R05-067

Account: 681 Card: 1 of 1

Location:

145 WEST ALNA ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 12/27/2005
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B3611P0032
Reference 2 R-05-067/00 0000000000
Tran/Land/Bldg 6 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 6 0 Land Schedule 105

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.34 Acres-HS Size Adj, and Total Acres 0.34.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Quantity, Unit, Material, Replacement Cost, Value. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Summary table for Dwelling Condition with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Values include 2005, 0, TYPICAL, TYPICAL, Average, Typical, 110,665.

Table for Outbuildings/Additions/Improvements with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value, Rcnld. Rows include ONE STORY FRAME, Open Frame Porch, Canopy, and 1.75 ST GARAGE..

Acpt Land 36,200 Accepted Bldg 149,800 Total 186,000

Name: HODGDON, CHARLES W

HODGDON, ROBERTA N

Map/Lot:

R05-068

Account: 682 Card: 1 of 1

Location:

4 HALF PENNY LANE

Neighborhood: RURAL NORTH

Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 09/13/2019
 Sale Price: 175,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B28854P0050 (07/02)
 Reference 2: R-05-068/00 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
0.91	Acres-HS Size Adj	3,500.00	3,185	100%		3,185
Total Acres 0.91			Land Total			38,185

Dwelling Description

Replacement Cost New

Ranch	One Story	1,104 Sqft	Grade C 105	Base	108,472
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1965	2002	TYPICAL	TYPICAL	Average	Typical	108,472			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		75%	100% 100%	81,354			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	2006	1104	C 100	11,411	Avg.	75%	100%	100%	8,558
Frame Garage	2012	832	C 100	22,325	Avg.	92%	100%	100%	20,539
1,104 SFLA						Outbuilding Total			29,097

Acpt Land 38,200 **Accepted Bldg** 110,500 **Total** 148,700

Name: LACKIE JR., DANIEL G

Page 902

LACKIE, JAMIE L

Map/Lot:

R05-069

Account: 683 Card: 1 of 1

Location: 111 WEST ALNA ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 06/30/2009
Sale Price 88,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1 B4167P0011
Reference 2 R-05-069/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 105

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Frame Shed, Frame Garage, Encl Frame Porch, Wood Deck, 1 Story/BASEMENT, 1,729 SFLA, and Outbuilding Total.

Acpt Land 40,200 Accepted Bldg 131,900 Total 172,100

Valuation Report

Neighborhood: RURAL NORTH
Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 10/04/2002
Sale Price: 105,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B2932P0043 10/02
Reference 2: R-05-070/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.16	Acres-Rear Land 1-10	2,000.00	320	100%		320
Total Acres 1.16						Land Total 38,820

Dwelling Description

Replacement Cost New

Ranch	One Story	1,120 Sqft	Grade C 105	Base	110,044
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	3,744
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	113,788
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		79%	100% 100%	89,893

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1975	280	C 100	3,006	Fair	55%	100%	100%	1,653
Encl Frame Porch	2003	64	C 100	2,450	Avq.	90%	100%	100%	2,205
Frame Shed	2003	70	C 100	428	Avq.	90%	100%	100%	385
1,120 SFLA									Outbuilding Total 4,243

Acpt Land 38,800 **Accepted Bldg** 94,100 **Total** 132,900

Name: COMEAU, JOHN D J/T

Page 904

COMEAU, JOANNE M

Map/Lot:

R05-071

Account: 685 Card: 1 of 1

Location:

35 WEST ALNA ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 06/23/2006
Sale Price 422,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3696P0230
Reference 2 R-05-071/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 105

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Replacement Cost New, etc. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include ONE STORY FRAME, Frame Garage, 1.75 ST BARN..., Open Frame Porch, Res. Greenhouse, Swimming Pool, Patio, 1,991 SFLA.

Acpt Land 48,500 Accepted Bldg 370,200 Total 418,700

Name: FAURER, BRUCE J. & DOUGLAS T.

BOTEN, PATRICIA A. & DANIEL R. TRUSTEES

Map/Lot:

R05-072

Account: 686 Card: 1 of 1

Location:

1 WEST ALNA ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B2442P0187 B4172P0115 B4292P0254

Reference 2 R-05-072/00 0000000000

Tran/Land/Bldg 9 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 105

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Quantity, Unit, Material, Replacement Cost, Value. Rows include Log, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, and Unfin. Living Area.

Dwelling Condition

Summary table for Dwelling Condition with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Open Frame Porch, Wood Deck, Frame Shed, Wood Deck, and 960 SFLA.

Summary row for Outbuildings/Additions/Improvements: Acpt Land 120,500 Accepted Bldg 69,500 Total 190,000

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B1858P0240
Reference 2 R-05-073/00 0000000000
Tran/Land/Bldg 9 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	300%	Neighborho	105,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
18.00	R 20+-Rear 20+	500.00	9,000	100%		9,000
Total Acres 39.00						Land Total 147,500

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	782 Sqft	Grade B 95	Base	105,070
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	None			Attic	0
FirePlaces	2			Fireplace	7,448
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Average	Typical	115,000
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	74,750

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Finished Attic	1900	238	B 95	4,175	Avq.	65%	100%	100%	2,714
ONE STORY FRAME	1900	238	B 95	16,319	Avq.	65%	100%	100%	10,607
ONE STORY FRAME	1900	156	B 95	10,697	Avq.	65%	100%	100%	6,953
Frame Shed	1900	546	B 95	3,651	Avq.	65%	100%	100%	2,373
1,662 SFLA									
Outbuilding Total									22,647

Acpt Land

147,500

Accepted Bldg

97,400 **Total**

244,900

Name: FAGERSTROM, DANA CLARK J/T

FAGERSTROM, JANE ALICE

Map/Lot:

R05-073-001

Account: 688 Card: 1 of 1

Location:

11 UPLAND ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 07/30/2014
Sale Price 320,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4804P0127
Reference 2 R-05-073/001 LOT #1 UPLAND SUB. PLAN
Tran/Land/Bldg 9 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 105

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Price/Unit, Grade, Replacement Cost New, Value. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 2004, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Good, Layout Typical, Total 167,512.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include 1.5 Story/BSMT, BSMT ENTRY, 2S Frame Garage, Open Frame Porch, ONE STORY FRAME, Wood Deck, Frame Shed, and 1,919 SFLA.

Acpt Land

62,400

Accepted Bldg

214,300

Total

276,700

WISCASSET
 Name: BELL, STEPHEN J J/T
 BELL, KATHY J

Valuation Report

09/13/2022

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Account: 2041 Card: 1 of 1

Map/Lot:
 Location:

R05-073-002
 UPLAND ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
 Topography Below Street
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	06/04/2013
Sale Price	25,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B4670P0190
 Reference 2 R-5-73-002 LOT#2 UPLAND SUB. PLAN
 Tran/Land/Bldg 8 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%	Neighborho	35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
3.60	Acres-Rear Land 1-10	2,000.00	7,200	100%		7,200
Total Acres 4.60					Land Total	45,700

Accpt Land	45,700	Accepted Bldg	0	Total	45,700
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WISCASSET
 Name: SMITH, STEPHEN D
 SMITH, RHEA

Valuation Report

09/13/2022

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Account: 2056 Card: 1 of 1

Map/Lot:
 Location:

R05-073-003
 20 UPLAND ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/19/2019
 Sale Price 290,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4523P0070
 Reference 2 R-5-73-003 LOT #3 UPLAND SUB. PLAN
 Tran/Land/Bldg 0 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	150%	Neighborho	52,500
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
3.80	Acres-Rear Land 1-10	2,000.00	7,600	80%	Topography	6,080
Total Acres 4.80						62,080

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	936 Sqft	Grade B 100	Base	132,381
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,919
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2007	0	GOOD	GOOD	Average	Typical	136,300			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		92%	100% 100%	125,396			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2007	169	B 100	14,399	Avq.	92%	100%	100%	13,247
Open Frame Porch	2007	52	B 100	1,474	Avq.	92%	100%	100%	1,356
Open Frame Porch	2007	144	B 100	3,617	Avq.	92%	100%	100%	3,328
Wood Deck	2007	192	B 100	2,424	Avq.	92%	100%	100%	2,230
Frame Shed	2012	120	C 100	734	Avq.	92%	100%	100%	675
1,573 SFLA									20,836
Outbuilding Total									20,836
Acpt Land		62,100		Accepted Bldg		146,200		Total	208,300

Name: RAMSDEN, CHRISTOPHER P II

HART, KATRINA R

Map/Lot:

R05-073-004

Account: 2057 Card: 1 of 1

Location:

34 UPLAND ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 05/13/2020
Sale Price 250,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2888P0298 B4659P0002
Reference 2 R-5-73-004 LOT #4 UPLAND SUB. PLAN
Tran/Land/Bldg 8 1 15
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 105

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Quantity, Unit, Material, Replacement Cost, Value. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 2018, Functional Obsolescence, and Economic Obsolescence.

Acpt Land 55,300 Accepted Bldg 118,800 Total 174,100

WISCASSET

Valuation Report

09/13/2022

Name: KING, CATHRYN H

Page 911

KING, MICHAEL P

Map/Lot:

R05-073-005

Account: 2058 Card: 1 of 1

Location:

UPLAND ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Below Street
Utilities NoWater/NoSewer
Street Paved

Sale Data
Sale Date 03/11/2022
Sale Price 37,500
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2888P0298 B4659P0002

Reference 2 R-5-73-005

Tran/Land/Bldg 8 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 105

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Accpt Land 44,900 Accepted Bldg 0 Total 44,900

WISCASSET

Valuation Report

09/13/2022

Name: SHEA, MICHAEL

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TOOTHAKER, ELIZABETH

Map/Lot:

R05-073-006

Account: 2059 Card: 1 of 1

Location:

56 UPLAND ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Rolling

Utilities NoWater/NoSewer

Street Paved

Sale Data	
Sale Date	08/12/2021
Sale Price	22,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B2888P0298 B4659P0002

Reference 2 R-5-73-006 LOT #6 UPLAND SUB. PLAN

Tran/Land/Bldg 8 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%	Neighborho	35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
2.00	Acres-Rear Land 1-10	2,000.00	4,000	100%		4,000
Total Acres 3.00					Land Total	42,500

Accpt Land	42,500	Accepted Bldg	0	Total	42,500
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WISCASSET
 Name: JONES, MARSI
 JONES, THOMAS

Valuation Report

09/13/2022

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Account: 2061 Card: 1 of 1

Map/Lot:
 Location:

R05-073-007
 UPLAND ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	01/29/2021
Sale Price	22,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B2888P298 B4659P0002
 Reference 2 R-5-73-007 LOT #7 UPLAND SUB. PLAN
 Tran/Land/Bldg 6 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%	Neighborho	35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
1.70	Acres-Rear Land 1-10	2,000.00	3,400	100%		3,400
Total Acres 2.70					Land Total	41,900

Accpt Land	41,900	Accepted Bldg	0	Total	41,900
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WISCASSET

Valuation Report

09/13/2022

Name: BARDSLEY, CRAIG S

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BARDSLEY, DINA L

Map/Lot:

R05-073-008

Account: 2062 Card: 1 of 1

Location:

UPLAND ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Above Street
Utilities NoWater/NoSewer
Street Paved

Sale Data
Sale Date 07/06/2021
Sale Price 30,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2888P0298 B4659P0002
Reference 2 R-5-73-008 LOT #8 UPLAND SUB. PLAN
Tran/Land/Bldg 6 1 15
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 105

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Accpt Land 39,300 Accepted Bldg 0 Total 39,300

WISCASSET
 Name: BRZOZOWSKI, ROBERT C
 MURRAY, SUSAN C

Valuation Report

09/13/2022
 Page 915
 R05-073-009
 23 UPLAND ROAD

Account: 2064 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood: RURAL NORTH
 Zoning/Use: RURAL
 Topography: Above Street
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data	
Sale Date	10/22/2019
Sale Price	23,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1: B2888P298 B4659P0002
 Reference 2: R-5-73-009 LOT #9 UPLAND SUB. PLAN
 Tran/Land/Bldg: 6 1 15
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 105

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	125%	Neighborho	43,750
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
2.40	Acres-Rear Land 1-10	2,000.00	4,800	100%		4,800
Total Acres 3.40			Land Total			52,050

Dwelling Description				Replacement Cost New	
Conventional Exterior Dwelling Units	One Story ALUM/VINYL 1 OTHER Units-0	1,582 Sqft Masonry Trim Roof Cover	Grade C 110 None Asphalt Shingles	Base Trim Roof	155,085 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,749
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built 2020	Renovated 0	Kitchens TYPICAL	Baths TYPICAL	Condition Average	Layout Typical	Total			
Functional Obsolescence None	Economic Obsolescence None	Phys. % 92%	Func. % 100%	Econ. % 100%	Value(Rcnld)				
					158,834			146,127	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2020	576	C 110	18,142	Avq.	92%	100%	100%	16,691
Wood Deck	2020	80	C 110	1,063	Avq.	92%	100%	100%	978
Open Frame Porch	2021	132	C 100	2,902	Avq.	92%	100%	100%	2,670
1,582 SFLA Outbuilding Total									20,339

Acpt Land 52,100 **Accepted Bldg** 166,500 **Total** 218,600

Valuation Report

Map/Lot:

R05-073-B

Account: 2320 Card: 1 of 1

Location:

5 HALF PENNY LANE

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 06/06/2003
Sale Price 15,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B3114P0012 (07/03)
Reference 2 R-05-073-B
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
3.20	Acres-Rear Land 1-10	2,000.00	6,400	100%		6,400
Total Acres 4.20						Land Total 44,900

Dwelling Description

Replacement Cost New

Ranch	One Story	1,152 Sqft	Grade C 105	Base	113,189
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	5	HEARTH		HEARTH	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,578
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	TYPICAL	Average	Typical	116,767
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcld)
None		None		90%	100% 100%	105,090

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld
1 Story/BASEMENT	2003	144	C 105	11,202	Avq.	90%	100%	100%	10,082
BSMT ENTRY.....	2003	30	C 100	367	Avq.	90%	100%	100%	330
Wood Deck	2005	60	B 100	876	Avq.	91%	100%	100%	797
Open Frame Porch	2006	48	C 105	1,261	Avq.	90%	100%	100%	1,135
Frame Garage	2012	896	C 105	24,972	Avq.	92%	100%	100%	22,974
Frame Shed	2018	160	C 100	979	Avq.	92%	100%	100%	901
1,296 SFLA									36,219
Outbuilding Total									36,219

Acpt Land 44,900 **Accepted Bldg** 141,300 **Total** 186,200

WISCASSET
 Name: STAHLE, DOUGLAS W
 STAHLE, KRIS N

Valuation Report

09/13/2022
 Page 917
 R05-074

Account: 689 Card: 1 of 1

Map/Lot: R05-074
 Location: 69 WHITES LANE

Neighborhood RURAL NORTH
 Zoning/Use SHORE STREAM PRO RU
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 09/28/2017
 Sale Price 205,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B0735P0289
 Reference 2 R-05-074/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
3.68	Acres-Rear Land 11-20	1,000.00	3,680	100%		3,680
Total Acres 14.68						Land Total 62,180

Dwelling Description

Replacement Cost New

Colonial	Two Story	924 Sqft	Grade B 95	Base	158,335
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,723
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,578
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Above Average	Typical	167,636
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		87%	100%	100%
						Value 145,843

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1978	88	B 95	3,533	Avq+	87%	100%	100%	3,074
Wood Deck	1978	276	B 95	3,240	Avq+	87%	100%	100%	2,819
Frame Garage	1978	837	B 95	24,515	Avq+	87%	100%	100%	21,328
1.75 ST BARN....	1900	1610	C 100	76,153	Avq-	57%	60%	100%	26,044
Frame Shed	1900	525	D 100	2,763	Fair	42%	60%	100%	696
Frame Shed	1900	1314	D 100	6,916	Fair	42%	40%	100%	1,162
1,848 SFLA									Outbuilding Total 55,123

Acpt Land 62,200 **Accepted Bldg** 201,000 **Total** 263,200

Valuation Report

Map/Lot:

R05-074-A

Account: 690 Card: 1 of 1

Location:

165 WEST ALNA ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 10/01/1994
Sale Price 20,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B1918P0100 B1960P0258 B2300P0049

Reference 2 R-05-074/A0 0000000000

Tran/Land/Bldg 8 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
12.01	R 20+-Rear 20+	500.00	6,005	100%		6,005
Total Acres 33.01						74,505

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	768 Sqft	Grade B 95	Base		103,189
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Slab	Basement	None	Basement		-8,936
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	4	HEARTH		HEARTHS		0
Bedrooms	3	Add Fixtures	0			0
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition				Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Typical		94,253
1997	0	TYPICAL	TYPICAL	Average			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	88%	100%	100%	82,943		

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1997	128	B 95	855	Avq.	88%	100%	100%	752
Frame Shed	1997	420	D 100	2,210	Fair	67%	100%	100%	1,481
Frame Shed	1998	336	C 100	2,056	Avq.	88%	100%	100%	1,809
Frame Shed	2000	1260	C 100	7,711	Avq.	89%	100%	100%	6,863
Frame Shed	2003	314	C 100	1,922	Avq-	80%	100%	100%	1,538
Wood Deck	2005	187	D 100	1,769	Fair	71%	100%	100%	1,256
1,152 SFLA	Outbuilding Total								13,699

Acpt Land 74,500 **Accepted Bldg** 96,600 **Total** 171,100

Neighborhood: RURAL NORTH
 Zoning/Use: RURAL
 Topography: Steep
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 01/31/2020
 Sale Price: 152,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B4459P0214
 Reference 2: R-05-074/C0 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.50	Acres-Rear Land 1-10	2,000.00	1,000	100%		1,000
Total Acres 1.50						Land Total 39,500

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	864 Sqft	Grade B 95	Base	116,088
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1998	0	TYPICAL	TYPICAL	Average	Typical	116,088			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		88%	100% 100%	102,157			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1998	160	C 100	1,782	Avq.	88%	100%	100%	1,568
Wood Deck	1998	16	C 100	313	Avq.	88%	100%	100%	275
Wood Deck	1998	56	C 100	721	Avq.	88%	100%	100%	634
1 ST BARN.....	2006	216	C 100	7,716	Avq.	92%	100%	100%	7,099
1,296 SFLA	Outbuilding Total 9,576								

Acpt Land 39,500 **Accepted Bldg** 111,700 **Total** 151,200

WISCASSET
 Name: MIDCOAST CONSERVENCY

Valuation Report

09/13/2022
 Page 920
 R05-074-D

Account: 2669 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood RURAL NORTH

Zoning/Use SHORE STREAM PRO
 Topography Rolling
 Utilities
 Street

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 11 0 0 Land Schedule 105

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
Total Acres	10.00			Land Total		20,000	
Acpt Land		20,000	Accepted Bldg		0	Total	20,000

Name: WEEKS, BENJAMIN S

Page 921

WEEKS, BOBBIE JO BARDEN

Map/Lot:

R05-075

Account: 693 Card: 1 of 1

Location:

108 ALNA ROAD

Neighborhood RURAL NORTH

Zoning/Use SHORE STREAM PRO RU
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 02/13/2007
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B3813P0238
Reference 2 R-05-075/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 105

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes sub-table for Outbuildings/Additions/Improvements.

Acpt Land

46,900

Accepted Bldg

116,200 Total

163,100

WISCASSET
 Name: WEEKS, BENJAMIN S

Valuation Report

09/13/2022
 Page 922
 R05-075-ON
 108 ALNA ROAD

Account: 2739 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood RURAL NORTH
 Zoning/Use SHORE STREAM PRO
 Topography Rolling
 Utilities
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 55 0 0 Land Schedule 105

Outbuildings/Additions/Improvements							Percent Good		Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
SOLAR PANELS	2021								11,300
----- SOUND VALUE -----									
								Outbuilding Total	11,300
Acpt Land			0	Accepted Bldg			11,300	Total	11,300

WISCASSET
 Name: SUTTER, SUSAN J

Valuation Report

09/13/2022

Page 923

Map/Lot:

R05-076

Account: 694 Card: 1 of 1

Location:

ALNA ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	11/12/2021
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B0954P0172
 Reference 2 R-05-076/00 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
13.00	Acres-Rear Land 11-20	1,000.00	13,000	100%		13,000
12.00	R 20+-Rear 20+	500.00	6,000	100%		6,000
Total Acres 36.00					Land Total	77,500

Acpt Land	77,500	Accepted Bldg	0	Total	77,500
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Name: MORSE, PAUL D

Page 924

MORSE, BETSY E

Map/Lot:

R05-077

Account: 695 Card: 1 of 1

Location:

142 ALNA ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 08/05/2021
Sale Price 165,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2466P0362
Reference 2 R-05-077/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 105

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Outbuildings/Additions/Improvements and 925 SFLA.

Acpt Land 39,000 Accepted Bldg 42,800 Total 81,800

WISCASSET

Valuation Report

09/13/2022

Name: MORSE, PAUL D

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MORSE, BETSY E

Map/Lot:

R05-077-001

Account: 696 Card: 1 of 1

Location:

140 ALNA ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Level

Utilities Drilled WellSeptic System

Street Paved

Sale Data	
Sale Date	08/05/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B0000P0000

Reference 2 R-05-077/01 0000000000

Tran/Land/Bldg 6 1 3

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 105

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12' Mobile Home	1971	12X60	D 100	51.588	Avq-	40%	50%	100%	10,318
Open Frame Porch	1971	100	D 100	1.938	Fair	52%	100%	100%	1,008
Frame Shed	1971	144	D 100	758	Avq.	74%	100%	100%	561
Frame Shed	1971	70	D 100	368	Fair	52%	100%	100%	191
720 SFLA						Outbuilding Total			12,078
Acpt Land		0	Accepted Bldg			12,100	Total		12,100

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B1659P0157
Reference 2 R-05-078/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
0.85	Acres-HS Size Adj	3,500.00	2,975	100%		2,975
Total Acres 0.85						37,975

Dwelling Description

Replacement Cost New

Ranch	One Story	1,056 Sqft	Grade C 100	Base	98,815
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,105
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1965	0	TYPICAL	TYPICAL	Average	Typical	103,920	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		75%	100%	100%	77,940

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1965	96	C 100	1,129	Avq.	75%	100%	100%	847
BSMT ENTRY.....	1965	40	C 100	490	Avq.	75%	100%	100%	368
Canopy	1965	64	C 100	722	Avq.	75%	100%	100%	542
1,056 SFLA						Outbuilding Total			1,757

Acpt Land	38,000	Accepted Bldg	79,700	Total	117,700
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Neighborhood RURAL NORTH

Zoning/Use RURAL
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B1659P0157
 Reference 2 R-05-079/00 0000000000

Tran/Land/Bldg 1 1 16

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.10	Acres-Rear Land 1-10	2,000.00	200	100%		200
Total Acres 1.10					Land Total	38,700

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
1.50 ST GARAGE..	0	1400	C 100	79,196	Avg.	65%	100%	100%	51,477
Outbuilding Total									51,477

Acpt Land	38,700	Accepted Bldg	51,500	Total	90,200
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Name: BRYER, DARRELL J J/T

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BRYER, AIMEE S CAMPBELL

Map/Lot:

R05-080

Account: 699 Card: 1 of 1

Location:

164 ALNA ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 07/13/2011
Sale Price 135,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4417P0112
Reference 2 R-05-080/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 105

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Conventional Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Frame Shed, Barn 1S, Open Frame Porch, Encl Frame Porch, Wood Deck, ONE STORY FRAME, Barn 1S, 2,088 SFLA.

Acpt Land 39,100 Accepted Bldg 154,200 Total 193,300

WISCASSET
 Name: SOULE, RAYMOND A

Valuation Report

09/13/2022

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Map/Lot:

R05-081

Account: 700 Card: 1 of 1

Location:

182 ALNA ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data	
Sale Date	07/03/2012
Sale Price	12,600
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1 B4544P0269
 Reference 2 R-05-081/00 0000000000
 Tran/Land/Bldg 1 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
7.00	R 20+-Rear 20+	500.00	3,500	100%		3,500
Total Acres 28.00					Land Total	72,000

Acpt Land	72,000	Accepted Bldg	0	Total	72,000
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WISCASSET
 Name: SOULE, RAYMOND

Valuation Report

09/13/2022

Page 930

Map/Lot:
 Location:

R05-081-001
 182 B ALNA ROAD

Account: 701 Card: 1 of 1

Neighborhood RURAL NORTH
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 11/05/2017
 Sale Price 0
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B0000P0000
 Reference 2 R-05-081/01 0000000000
 Tran/Land/Bldg 1 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 105

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	2015	14X66	D 100	64.627	Avg.	90%	50%	100%	29.082
SLAB.....	2015	924	C 100	2.310	Avg.	92%	100%	100%	2.125
Frame Shed	2015	64	D 100	337	Avg.	92%	100%	100%	310
Frame Shed	2016	80	D 100	421	Avg.	92%	100%	100%	387
924 SFLA						Outbuilding Total			31,904
Acpt Land		0	Accepted Bldg		31,900	Total			31,900

Name: ROBINSON, ALBERT L

Page 931

ROBINSON, CAROL A

Map/Lot:

R05-082

Account: 702 Card: 1 of 1

Location:

202 ALNA ROAD

Neighborhood: RURAL NORTH

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B1122P0230
Reference 2: R-05-082/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 0 50 0 Land Schedule 105

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.65 Acres-HS Size Adj, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Measure, Condition, Replacement, Value. Rows include Ranch, Exterior, Foundation, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Includes Functional and Economic Obsolescence, and Outbuildings/Improvements table with columns for Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value.

Acpt Land 37,300 Accepted Bldg 68,000 Total 105,300

Valuation Report

Account: 703 Card: 1 of 1

Location: 212 ALNA ROAD

Neighborhood: RURAL NORTH
Zoning/Use: RURAL
Topography: Rolling
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 08/15/2003
Sale Price: 100,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Renovations

Reference 1: B3126P0147 (08/03)
Reference 2: R-05-083/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 0 50 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
3.65	Acres-Rear Land 1-10	2,000.00	7,300	100%		7,300
Total Acres 4.65						Land Total 45,800

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	864 Sqft	Grade B 95	Base	121,976
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,053
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-6,451
Rooms	3	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,723
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1977	2003	TYPICAL	TYPICAL	Good	Typical	109,195			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
Incomplete	None	90%	75%	100%	73,707				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2003	624	C 100	3,819	Avq.	90%	100%	100%	3,437
Frame Shed	2006	120	C 100	734	Avq.	92%	100%	100%	675
Open Frame Porch	2003	16	C 100	553	Avq.	90%	100%	100%	498
Res. Greenhouse	1977								500
1,512 SFLA									5,110

Acpt Land 45,800 **Accepted Bldg** 78,800 **Total** 124,600

WISCASSET
 Name: KUHN, DONALD L
 KUHN, JULIE M

Valuation Report

09/13/2022
 Page 933
 R05-083-A
 192 ALNA

Account: 2725 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood RURAL NORTH

Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled Well
 Street Paved

Sale Data
 Sale Date 03/02/2022
 Sale Price 145,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adi	3,500.00	3,500	100%		3,500
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
5.65	Acres-Rear Land 11-20	1,000.00	5,650	100%		5,650
Total Acres 16.65						Land Total 64,150

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Econ	Value Rcnld
Frame Shed	0			----	SOUND	VALUE	----		1,500
Frame Shed	0			----	SOUND	VALUE	----		1,500
Outbuilding Total									3,000
Acpt Land		64,200		Accepted Bldg		3,000		Total	67,200

Neighborhood: RURAL NORTH
Zoning/Use: RURAL
Topography: Rolling
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 11/01/1996
Sale Price: 17,000
Sale Type: Land Only
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B2194P0352
Reference 2: R-05-084/00 0000000000
Tran/Land/Bldg: 6 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000	
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500	
2.16	Acres-Rear Land 1-10	2,000.00	4,320	100%		4,320	
Total Acres 3.16						Land Total	42,820

Dwelling Description

Replacement Cost New

Log	One Story	1,400 Sqft	Grade B 95	Base	156,754
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	4	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,578
Insulation	None			Insulation	-2,172
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	TYPICAL	TYPICAL	Above Average	Typical	162,642
Functional Obsolescence						Value(Rcnld)
None						152,883

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1999	300	C 100	3,210	Avg.	88%	100%	100%	2,825
Open Frame Porch	1999	304	C 100	6,385	Avg.	88%	100%	100%	5,619
1,400 SFLA						Outbuilding Total			8,444

Acpt Land	42,800	Accepted Bldg	161,300	Total	204,100
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Valuation Report

Map/Lot:

R05-085

Account: 705 Card: 1 of 1

Location:

236 ALNA ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data	
Sale Date	11/23/2018
Sale Price	25,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B0671P0498
 Reference 2 R-05-085/00 0000000000
 Tran/Land/Bldg 1 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
1.53	Acres-Rear Land 1-10	2,000.00	3,060	100%		3,060
Total Acres 2.53					Land Total	41,560

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1975	720	D 100	3,789	Poor	40%	100%	100%	1,516
Frame Garage	1975	352	C 100	11,391	Fair	55%	100%	100%	6,265
Outbuilding Total									7,781
Accpt Land		41,600	Accepted Bldg		7,800	Total		49,400	

WISCASSET
 Name: SEIGARS, JAMES A
 SEIGARS, MARY B

Valuation Report

09/13/2022

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Account: 706 Card: 1 of 1

Map/Lot:
 Location:

R05-085-A
 228 ALNA ROAD

Neighborhood: RURAL NORTH
 Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 02/11/2016
 Sale Price: 90,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Distressed Sale

Reference 1: B2361P0086 B4835P0273
 Reference 2: R-05-085/A0 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 2 0 Land Schedule 105

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
7.00	R 20+-Rear 20+	500.00	3,500	100%		3,500
Total Acres 28.00						72,000

Dwelling Description				Replacement Cost New		
Double Wide	One Story	1,210 Sqft	Grade D 100	Base		69,553
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Slab	Basement	None	Basement		-11,082
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	0	HEARTH				
Bedrooms	0	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		2,931
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition				Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
2016	0	TYPICAL	TYPICAL	Average	Typical		61,402
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		92%	100%	100%	56,490

Outbuildings/ Additions/ Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	2016	36	C 100	517	Avq.	92%	100%	100%	476
Frame Shed	2016	128	D 100	673	Avq-	82%	100%	100%	552
1.75 ST BARN....	2016	720	D 100	31,952	Fair	72%	100%	100%	23,005
WAREHOUSE ST....	1998	1500	C 100	65,880	Avq-	80%	80%	100%	42,163
1.50 ST SHED....	1970	1210	D 100	7,284	Avq-	65%	100%	100%	4,735
1,210 SFLA						Outbuilding Total			70,931

Acpt Land 72,000 **Accepted Bldg** 127,400 **Total** 199,400

Neighborhood: RURAL NORTH
Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 02/18/2015
Sale Price: 122,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Related Parties

Reference 1: B3381P0024 (10/04)
Reference 2: R-05-086/00 0000000000
Tran/Land/Bldg: 8 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.20	Acres-Rear Land 1-10	2,000.00	400	100%		400
Total Acres 1.20					Land Total	38,900

Dwelling Description

Replacement Cost New

Colonial	One & 1/2 Story	640 Sqft	Grade C 100	Base	86,581
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,272
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	88,853
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		77%	100% 100%	68,417

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1970	296	C 100	18,577	Avq.	77%	100%	100%	14,304
Frame Shed	1970	220	D 100	1,158	Poor	36%	100%	100%	417
Frame Shed	2005	96	C 100	588	Avq.	91%	100%	100%	535
1,256 SFLA									
Outbuilding Total									15,256

Acpt Land 38,900 **Accepted Bldg** 83,700 **Total** 122,600

Valuation Report

Neighborhood RURAL NORTH
Tree Growth 1998
Zoning/Use RURAL
Topography Rolling
Utilities Drilled Well
Street Paved

Sale Data
Sale Date 09/14/2007
Sale Price 60,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B4383P0253
Reference 2 R-05-087/00 0000000000
Tran/Land/Bldg 6 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	80%	Topoqraphy	28,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
15.00	R 20+-Rear 20+	500.00	7,500	100%		7,500
Total Acres 36.00			Land Total			69,000

Dwelling Description

Replacement Cost New

Modern/Contemp.	Two Story	272 Sqft	Grade B 100	Base	44,602
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-3,331
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-1,777
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,613
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	TYPICAL	TYPICAL	Average	Typical	42,107
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	38,738

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Econ	Value Rcnld
ONE STORY FRAME	2008	496	B 100	35,798	Avq.	92%	100%	100%	32,934
1,040 SFLA							Outbuilding Total		32,934

Acpt Land 69,000 **Accepted Bldg** 71,700 **Total** 140,700

WISCASSET
 Name: REED, KENT H
 REED, MARCI

Valuation Report

09/13/2022

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Account: 709 Card: 1 of 1

Map/Lot: R05-088
 Location: 19 BLAGDON RIDGE ROAD

Neighborhood: RURAL NORTH
 Zoning/Use: RURAL
 Topography: Rolling
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 02/07/2019
 Sale Price: 155,001
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Distressed Sale

Reference 1: B3252P0038 (03/04)
 Reference 2: R-05-088/00 0000000000
 Tran/Land/Bldg: 6 1 11
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
5.00	Acres-Rear Land 1-10	2,000.00	10,000	100%		10,000
Total Acres 6.00						Land Total 48,500

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 100	Base	149,795
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,532
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	TYPICAL	TYPICAL	Average	Typical	156,327
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		90%	100% 100%	140,694

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	2001	198	B 100	20,584	Avq.	90%	100%	100%	18,526
Open Frame Porch	2001	66	B 100	1,801	Avq.	90%	100%	100%	1,621
1.50 ST GARAGE..	2001	896	B 100	59,684	Avq.	90%	100%	100%	53,716
2,061 SFLA						Outbuilding Total			73,863

Acpt Land 48,500 **Accepted Bldg** 214,600 **Total** 263,100

Neighborhood: RURAL NORTH
Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 03/31/2010
Sale Price: 35,000
Sale Type: Land Only
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B4265P0055
Reference 2: R-05-089/00 0000000000
Tran/Land/Bldg: 1 1 2
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): 50 0 0 Land Schedule: 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
0.66	Acres-HS Size Adj	3,500.00	2,310	100%		2,310
Total Acres 0.66						37,310

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,904 Sqft	Grade D 105	Base	114,918
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-18,311
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,077
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,441
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	TYPICAL	TYPICAL	Average	Typical	97,243
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	89,464
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
SLAB.....	2009	1904	C 100	4,760	Avq.	4,379
1,904 SFLA						4,379

Acpt Land 37,300 **Accepted Bldg** 93,800 **Total** 131,100

Name: KNIGHT, STACEY D

Page 941

KNIGHT, ABIGAIL D

Map/Lot:

R05-090

Account: 712 Card: 1 of 1

Location:

183 ALNA ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Level
Utilities Dugwell/LakeSeptic System
Street Paved

Reference 1 B2389P0114
Reference 2 R-05-090/00 0000000000
Tran/Land/Bldg 6 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 105

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Split Level, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Outbuildings/Additions/Improvements and Outbuilding Total.

Acpt Land

44,100

Accepted Bldg

152,900 Total

197,000

Name: KNIGHT, MARJORIE M

Page 942

KNIGHT, STACEY D

Map/Lot:

R05-090-001

Account: 713 Card: 1 of 1

Location:

181 ALNA ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 04/01/2012
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B0000P0000
Reference 2 R-05-090/01 0000000000
Tran/Land/Bldg 6 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 54 0 Land Schedule 105

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Open Frame Porch, 1 Story/BASEMENT, BSMT ENTRY, Canopy, 1.50 ST GARAGE, Frame Shed, Wood Deck, 1.555 SFLA.

Acpt Land 39,800 Accepted Bldg 200,900 Total 240,700

Name: HERSOM, SAMANTHA C

Page 943

HERSOM, TROY K

Map/Lot:

R05-090-A

Account: 714 Card: 1 of 1

Location:

159 ALNA ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 07/13/2016
Sale Price 95,000
Sale Type Land & Buildings
Financing Cash Sale
Verified Public Record
Validity Arms Length Sale

Reference 1 B1462P0328
Reference 2 R-05-090/A0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 105

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Measure, Condition, Replacement Cost, Value. Rows include Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, and Value(Rcnd).

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows list various structures like ONE STORY FRAME, 1 Story/BASEMENT, TWO STORY FRAME, Encl Frame Porch, Frame Shed, and ONE STORY FRAME.

Acpt Land

44,500

Accepted Bldg

82,200

Total

126,700

Name: VANBRUNT, ROBERT W

Page 944

VANBRUNT, JEAN T

Map/Lot:

R05-091

Account: 715 Card: 1 of 1

Location:

135 ALNA ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 06/01/1992
Sale Price 83,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B1790P0078
Reference 2 R-05-091/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 105

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1960, 0, TYPICAL, TYPICAL, Below Average, Typical, 79,718.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 64%, 90%, 100%, 45,918.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include 1 Story/BASEMENT, Canopy, 896 SFLA, and Outbuilding Total.

Acpt Land 39,500 Accepted Bldg 51,500 Total 91,000

Name: METCALF, JONATHAN R

Page 945

RAYMOND, DIANNE M

Map/Lot:

R05-091-A

Account: 716 Card: 1 of 1

Location:

145 ALNA ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 10/20/2020
Sale Price 140,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B4419P0088
Reference 2 R-05-091/A0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 105

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcld). Includes sub-table for Outbuildings/Additions/Improvements.

Acpt Land

43,100

Accepted Bldg

174,100 Total

217,200

WISCASSET

Valuation Report

09/13/2022

Name: LEAVITT, EARL E II

Page 946

LEAVITT, SHEILA R

Map/Lot:

R05-091-B

Account: 9 Card: 1 of 1

Location:

ALNA ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Above Street
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 BB0817P0012 B1213P0271

Reference 2 D-005 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Acres-Base Homesite Value	35,000.00	35,000	100%		0
0.00	Acres-HS Size Adj	3,500.00	3,500	100%		0
0.00	Acres-Rear Land 1-10	2,000.00	4,600	100%		0
Total Acres 0.00					Land Total	0

Accpt Land

0

Accepted Bldg

0

Total

0

WISCASSET
 Name: SHELDON, FRANK W

Valuation Report

09/13/2022
 Page 947
 R05-093
 ALNA ROAD

Account: 717 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood RURAL NORTH
 Zoning/Use SHORE STREAM PRO
 Topography Steep
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B1066P0253
 Reference 2 R-05-093/00 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 105

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
1.00	Acres-Rear Land 1-10	2,000.00	2,000	100%		2,000
Total Acres 2.00					Land Total	40,500
Accpt Land		40,500	Accepted Bldg		0	Total
						40,500

Name: GUSTAFSON, GREGORY

Page 948

GUSTAFSON, HEATHER

Map/Lot:

R05-094

Account: 718 Card: 1 of 1

Location: 24 OLD SHEEPSCOT ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use SHORE STREAM PRO RU
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 03/06/2020
Sale Price 225,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B1132P0157
Reference 2 R-05-094/00 0000000000
Tran/Land/Bldg 6 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 106

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Raised Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Outbuildings/Additions/Improvements and a summary row for 1,281 SFLA.

Acpt Land

39,500 Accepted Bldg

149,700 Total

189,200

Neighborhood RURAL NORTHEAST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 11/15/2018
Sale Price 116,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B1337P0114
Reference 2 R-05-095/00 0000000000
Tran/Land/Bldg 6 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	100%		32,500
1.00	Acres-HS Size Adj	3,250.00	3,250	100%		3,250
3.50	Acres-Rear Land 1-10	2,000.00	7,000	100%		7,000
Total Acres 4.50						Land Total 42,750

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	667 Sqft	Grade B 95	Base	94,164
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	TYPICAL	TYPICAL	Average	Typical	94,164
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	61,207	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1990	96	C 100	1,129	Avq.	84%	100%	100%	948
Frame Shed	1970	144	C 100	881	Poor	36%	100%	100%	317
Frame Shed	2021	64	D 100	337	Avq.	92%	100%	100%	310
1,167 SFLA									Outbuilding Total 1,575

Acpt Land 42,800 **Accepted Bldg** 62,800 **Total** 105,600

WISCASSET
 Name: INGRAHAM, RICK

Valuation Report

09/13/2022

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Map/Lot:

R05-095-001

Account: 2300 Card: 1 of 1

Location:

50 OLD SHEEPSCOT ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/14/2015
 Sale Price 0
 Sale Type Buildings Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B0000P0000
 Reference 2
 Tran/Land/Bldg 9 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 106

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	2003	14X67	D 100	65,408	Avg.	82%	50%	100%	26,942
Frame Shed	2012	140	C 100	857	Avg.	92%	100%	100%	788
938 SFLA						Outbuilding Total			27,730
Acpt Land			0	Accepted Bldg		27,700	Total		27,700

Neighborhood RURAL NORTHEAST

Zoning/Use SHORE STREAM PRO RU
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/01/1999
 Sale Price 162,200
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B2511P0118 b4278p0157

Reference 2 R-05-095/A0 0000000000

Tran/Land/Bldg 6 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	32,500.00	32,500	100%		32,500	
1.00	Acres-HS Size Adj	3,250.00	3,250	100%		3,250	
2.00	Acres-Rear Land 1-10	2,000.00	4,000	100%		4,000	
Total Acres 3.00						Land Total	39,750

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value
BSMT FINISHED...	1988	1080	D 100	46,812	Avq-	73%	75%	100%		25,630
Outbuilding Total										25,630

Acpt Land 39,800 **Accepted Bldg** 25,600 **Total** 65,400

WISCASSET

Valuation Report

09/13/2022

Name: INGRAHAM, RICK

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INGRAHAM, SALLY

Map/Lot:

R05-095-B

Account: 2694 Card: 1 of 1

Location:

Neighborhood RURAL NORTHEAST

Zoning/Use RURAL

Topography Rolling

Utilities

Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	100%		32,500
1.00	Acres-HS Size Adj	3,250.00	3,250	100%		3,250
1.50	Acres-Rear Land 1-10	2,000.00	3,000	100%		3,000
Total Acres 2.50					Land Total	38,750

Acpt Land	38,800	Accepted Bldg	0	Total	38,800
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WISCASSET
 Name: TOM, LINDA W
 TOM, GARY F

Valuation Report

09/13/2022

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Account: 721 Card: 1 of 1

Map/Lot: R05-096
 Location: 74 OLD SHEEPSCOT ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/23/2016
 Sale Price 49,900
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B0781P0296
 Reference 2 R-05-096/00 0000000000
 Tran/Land/Bldg 6 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	100%		32,500
1.00	Acres-HS Size Adj	3,250.00	3,250	100%		3,250
4.00	Acres-Rear Land 1-10	2,000.00	8,000	100%		8,000
Total Acres 5.00					Land Total	43,750

Accpt Land 43,800 **Accepted Bldg** 0 **Total** 43,800

Neighborhood RURAL NORTHEAST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B2483P0249
Reference 2 R-05-097/00 0000000000
Tran/Land/Bldg 6 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	100%		32,500
1.00	Acres-HS Size Adj	3,250.00	3,250	100%		3,250
1.41	Acres-Rear Land 1-10	2,000.00	2,820	100%		2,820
Total Acres 2.41					Land Total	38,570

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 1/2 Story CLAPBOARD 1 OTHER Units-0	496 Sqft Masonry Trim Roof Cover	Grade B 95 None Asphalt Shingles	Base Trim Roof	67,976 0 0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	0	TYPICAL	TYPICAL	Fair	Typical	67,976
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						Value(Rcnld)
None						
Phys. %						Value(Rcnld)
42%						
Func. %						Value(Rcnld)
100%						
Econ. %						Value(Rcnld)
100%						
Percent Good						Value(Rcnld)
Typical						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
FA/1FR	1840	432	B 95	36,572	Fair	42%	100%	100%	15,360
Frame Bay Window	1840	24	B 95	1,645	Fair	42%	100%	100%	691
1.75 ST BARN....	1900	884	D 100	38,132	Poor	25%	50%	100%	4,766
Wood Deck	2005	192	B 95	2,303	Fair	42%	100%	100%	967
2S Fr Bay Window	2005	24	B 95	2,682	Fair	42%	100%	100%	1,126
Frame Shed	2014	120	C 100	734	Avq.	92%	100%	100%	675
1.421 SFLA									23,585
Outbuilding Total									23,585

Acpt Land	38,600	Accepted Bldg	52,100	Total	90,700
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Valuation Report

Account: 724 Card: 1 of 1

Location: 106 OLD SHEEPSCOT ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 05/18/2012
 Sale Price 22,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4525P0126
 Reference 2 R-05-098/00 0000000000
 Tran/Land/Bldg 6 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	32,500.00	32,500	100%		32,500	
1.00	Acres-HS Size Adj	3,250.00	3,250	100%		3,250	
6.00	Acres-Rear Land 1-10	2,000.00	12,000	100%		12,000	
Total Acres 7.00						Land Total	47,750

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	2015	960	D 100	5,052	Avq.	92%	100%	100%	4,648
Frame Shed	2016	976	D 100	5,137	Avq.	92%	100%	100%	4,726
Outbuilding Total									9,374
Accpt Land		47,800	Accepted Bldg		9,400	Total			57,200

Neighborhood RURAL NORTHEAST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 06/19/2012
Sale Price 91,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4538P0285
Reference 2 R-05-098/A0 0000000000
Tran/Land/Bldg 6 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	100%		32,500
1.00	Acres-HS Size Adj	3,250.00	3,250	100%		3,250
0.15	Acres-Rear Land 1-10	2,000.00	300	100%		300
Total Acres 1.15						Land Total 36,050

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	816 Sqft	Grade C 105	Base	105,373
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1965	0	TYPICAL	TYPICAL	Below Average	Typical	105,373			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		66%	100%	100%			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1965	576	C 100	16,493	Fair	49%	100%	100%	8,082
Wood Deck	2011	128	C 100	1,456	Avq.	92%	100%	100%	1,340
Barn 1S	2012	1440	C 100	35,182	Avq.	92%	100%	100%	32,367
Frame Shed	2014	120	C 100	734	Avq.	92%	100%	100%	675
1,224 SFLA						Outbuilding Total			42,464
Acpt Land		36,100	Accepted Bldg		112,000	Total			148,100

Neighborhood: RURAL NORTHEAST
Zoning/Use: RURAL
Topography: Rolling
Utilities: Dugwell/LakeSeptic System
Street: Paved

Reference 1: B1564P0015
Reference 2: R-05-099/A0 0000000000
Tran/Land/Bldg: 6 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	100%		32,500
0.77	Acres-HS Size Adj	3,250.00	2,503	100%		2,503
Total Acres 0.77						35,003

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	89,832
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Below Average	Typical	89,832
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		None		70%	90%	100%
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Phy
ONE STORY FRAME	1974	252	C 100	15,816	Avq-	70%
3/4S AD/GAR.....	1999	900	C 100	49,272	Avq-	78%
1,212 SFLA						57%
Outbuilding Total						31,870

Acpt Land 35,000 **Accepted Bldg** 88,500 **Total** 123,500

Neighborhood RURAL NORTHEAST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B1318P0058
Reference 2 R-05-099/B0 0000000000
Tran/Land/Bldg 6 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	100%		32,500
1.00	Acres-HS Size Adj	3,250.00	3,250	100%		3,250
2.00	Acres-Rear Land 1-10	2,000.00	4,000	100%		4,000
Total Acres 3.00						Land Total 39,750

Dwelling Description

Replacement Cost New

Cape Cod	One Story	448 Sqft	Grade C 100	Base	39,925
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry 3/4 Bmt	Basement	-1,113
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	7,367
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Fair	Typical	46,179
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						19,395
None						
Phys. % 42%						100%
Func. % 100%						
Econ. % 100%						19,395
None						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1976	876	D 100	55,817	Avq.	77%	100%	100%	42,979
Frame Bay Window	1900	32	C 100	2,008	Fair	42%	100%	100%	843
Encl Frame Porch	1900	48	C 100	1,928	Fair	42%	100%	100%	810
Wood Deck	1984	176	C 100	1,945	Fair	42%	100%	100%	817
Frame Shed	1960	972	D 100	5,116	Fair	46%	100%	100%	2,353
Frame Shed	1960	204	D 100	1,073	Fair	46%	100%	100%	494
1,356 SFLA									48,296
Outbuilding Total									48,296

Acpt Land

39,800

Accepted Bldg

67,700

Total

107,500

WISCASSET
 Name: SCOTT, SHEILA
 SCOTT, GARY

Valuation Report

09/13/2022

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Map/Lot: R05-100

Account: 729 Card: 1 of 1

Location: 138 OLD SHEEPSCOT ROAD

Neighborhood: RURAL NORTHEAST

Zoning/Use: RURAL
 Topography: Rolling
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 09/10/2020
 Sale Price: 300,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B3032P0142 B4127P0269
 Reference 2: R-05-100/00 0000000000
 Tran/Land/Bldg: 6 1 11
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	100%		32,500
1.00	Acres-HS Size Adj	3,250.00	3,250	100%		3,250
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
2.00	R 20+-Rear 20+	500.00	1,000	100%		1,000
Total Acres 23.00						66,750

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,040 Sqft	Grade B 95	Base		106,320
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	5	HEARTH		HEARTHS		0
Bedrooms	2	Add Fixtures	0			0
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition				Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Typical		106,320
1980	0	TYPICAL	TYPICAL	Good			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	91%	100%	100%	96,751		

Outbuildings/ Additions/ Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1980	720	B 95	21,603	Good	91%	100%	100%	19,659
ENC.PORCH/BSMT	1980	176	B 95	8,850	Good	91%	100%	100%	8,054
OPEN PORCH/BSMT	1980	144	B 95	5,219	Good	91%	100%	100%	4,749
Wood Deck	1980	288	B 95	3,373	Good	91%	100%	100%	3,069
Frame Shed	1970	384	D 100	2,021	Avq-	65%	100%	100%	1,314
1,040 SFLA									36,845

Acpt Land: 66,800 Accepted Bldg: 133,600 Total: 200,400

WISCASSET
 Name: KNIGHT, STACEY D

Valuation Report

09/13/2022

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Map/Lot:

R05-100-A

Account: 2639 Card: 1 of 1

Location:

OLD SHEEPSCOT ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use RURAL
 Topography Rolling
 Utilities
 Street Paved

Sale Data
 Sale Date 05/25/2016
 Sale Price 60,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	100%		32,500
1.00	Acres-HS Size Adi	3,250.00	3,250	100%		3,250
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
Total Acres 11.00					Land Total	55,750

Acpt Land 55,800 **Accepted Bldg** 0 **Total** 55,800

Name: MCCARDLE, SCOTT

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MCCARDLE, HEATHER

Map/Lot:

R05-101

Account: 730 Card: 1 of 1

Location: 192 OLD SHEEPSCOT ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 03/20/2015
 Sale Price 168,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3649P049 (03/06)
 Reference 2 R-05-101/00 0000000000
 Tran/Land/Bldg 9 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	100%		32,500
1.00	Acres-HS Size Adj	3,250.00	3,250	100%		3,250
2.30	Acres-Rear Land 1-10	2,000.00	4,600	100%		4,600
Total Acres 3.30						Land Total 40,350

Dwelling Description

Replacement Cost New

Colonial	Two Story	753 Sqft	Grade B 95	Base	129,033
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	0	Plumbing	0
Baths	1	Half Baths	0	Attic	0
Attic	None			Fireplace	5,578
FirePlaces	1			Insulation	0
Insulation	Full			Unfinished	0
Unfin. Living Area	NONE				

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1970	0	TYPICAL	TYPICAL	Average	Typical	134,611			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		77%	100% 100%	103,650			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1970	700	B 95	21,105	Avq.	77%	100%	100%	16,251
Open Frame Porch	1970	68	B 95	1,755	Avq.	77%	100%	100%	1,351
Frame Garage	1970	1296	C 100	32,895	Avq.	74%	100%	100%	24,342
1,506 SFLA									
Outbuilding Total 41,944									
Acpt Land		40,400		Accepted Bldg		145,600		Total 186,000	

Name: CLARK, MATTHEW J J/T

CLARK, TERESA

Map/Lot:

R05-101-A

Account: 731 Card: 1 of 1

Location: 31 BLAGDON RIDGE ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 07/19/2013
Sale Price 143,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Foreclosure

Reference 1 B4690P0170
Reference 2 R-05-101/A0 0000000000
Tran/Land/Bldg 6 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 25 0 Land Schedule 105

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcld). Rows include Outbuildings/Additions/Improvements with Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, and Value.

Acpt Land 38,900 Accepted Bldg 243,400 Total 282,300

WISCASSET
 Name: CLARK, MATHEW
 CLARK, TERESA

Valuation Report

09/13/2022

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Account: 737 Card: 1 of 1

Map/Lot: R05-101-B
 Location: 27 BLAGDON RIDGE ROAD

Neighborhood: RURAL NORTH
 Zoning/Use: RURAL
 Topography: Rolling
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 03/27/2015
 Sale Price: 25,000
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg: 0 1 15
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 105

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Base Homesite Value	35,000.00	17,500	100%		17,500
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
Total Acres 1.00			Land Total			21,000

Dwelling Description				Replacement Cost New		
Conventional	One Story	2,268 Sqft	Grade C 105	Base		212,228
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	0	HEARTH				
Bedrooms	0	Add Fixtures	1			
Baths	2	Half Baths	1	Plumbing		7,157
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2019	0	TYPICAL	TYPICAL	Average	Typical	219,385			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	92%	100%	100%	201,834				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2019	676	C 105	19,710	Avq.	92%	100%	100%	18,133
Open Frame Porch	2020	238	C 105	5,301	Avq.	92%	100%	100%	4,877
2,268 SFLA						Outbuilding Total			23,010

Acpt Land 21,000 **Accepted Bldg** 224,800 **Total** 245,800

Name: DEAN, ANDREW G

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DEAN, RACHEL R

Map/Lot:

R05-102

Account: 732 Card: 1 of 1

Location: 6 BLAGDON RIDGE ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 08/23/2019
Sale Price 195,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3347P0188 (08/04)
Reference 2 R-05-102/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 105

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.69 Acres-HS Size Adj, and Total Acres 0.69.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1967, 0 TYPICAL, Above Average, Typical, 125,151.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, 84%, 100%, 100%, 105,127.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck, BSMT ENTRY, Frame Garage, 1,568 SFLA.

Acpt Land 37,400 Accepted Bldg 120,100 Total 157,500

Neighborhood: RURAL NORTH
Zoning/Use: RURAL
Topography: RollingLevel
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 06/29/2004
Sale Price: 39,000
Sale Type: Land Only
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B3318P0271 (07/04)
Reference 2: R-05-103/00 0000000000
Tran/Land/Bldg: 6 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
0.48	Acres-HS Size Adj	3,500.00	1,680	100%		1,680
Total Acres 0.48						36,680

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,568 Sqft	Grade D 100	Base	90,132
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,361
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,908
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2004	0	TYPICAL	TYPICAL	Average	Typical	79,679	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)	
None		None		91%	100% 100%	72,508	
Outbuildings/Additions/Improvements						Value	
Description	Year	Units	Grade	RCN	Cond	Rcnld	
Wood Deck	2006	240	C 100	2,598	Avq.	2,390	
Frame Shed	2006	96	D 100	506	Fair	359	
1,568 SFLA						Outbuilding Total	2,749

Acpt Land 36,700 **Accepted Bldg** 75,300 **Total** 112,000

Name: RAGER, JEFFREY W

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RAGER, KIMBERLY C

Map/Lot:

R05-104

Account: 734 Card: 1 of 1

Location:

24 BLAGDON RIDGE ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B1517P0040
Reference 2 R-05-104/00 0000000000
Tran/Land/Bldg 0 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 105

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.93 Acres-HS Size Adj, and Total Acres 0.93.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Quantity, Unit, Material, Replacement Cost, Value. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1975, 0 TYPICAL, Below Average, Typical, 130,285.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Wood Deck, Frame Garage, Wood Deck, and 1,326 SFLA.

Summary row: Acpt Land 38,300 Accepted Bldg 109,700 Total 148,000

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B0763P0078 B4772P0195
Reference 2 R-05-105/00 0000000000
Tran/Land/Bldg 6 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
0.86	Acres-HS Size Adj	3,500.00	3,010	100%		3,010
					Land Total	38,010

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,176 Sqft	Grade B 95	Base	114,499
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	984 Sqft, Grade D	Basement Gar	None	Fin Bsmt	37,684
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	2010	TYPICAL	TYPICAL	Average	Typical	152,183
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		77%	100% 100%	117,181

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1SFr Overhang	1970	28	B 95	1,920	Avq.	77%	100%	100%	1,478
1.50 ST GARAGE..	2010	784	C 100	45,834	Avq.	92%	100%	100%	42,167
Swimming Pool	1970	1	C 100	5,779	Avq.	99%	100%	100%	5,721
Encl Frame Porch	2010	120	C 100	4,278	Avq.	92%	100%	100%	3,936
1,204 SFLA						Outbuilding Total			53,302

Acpt Land	38,000	Accepted Bldg	170,500	Total	208,500
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WISCASSET
 Name: REED, KEVIN F J/T
 REED, MELINDA

Valuation Report

09/13/2022

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Account: 736 Card: 1 of 1

Map/Lot: R05-106
 Location: 216 OLD SHEEPSCOT ROAD

Neighborhood: RURAL NORTHEAST

Zoning/Use: RURAL
 Topography: Rolling
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B3903P0204
 Reference 2: R-05-106/00 0000000000
 Tran/Land/Bldg: 6 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 0 50 0 Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	100%	Restrictio	32,500
1.00	Acres-HS Size Adj	3,250.00	3,250	100%		3,250
4.83	Acres-Rear Land 1-10	2,000.00	9,660	100%		9,660
Total Acres 5.83						Land Total 45,410

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	768 Sqft	Grade B 95	Base	105,253
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTH	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1989	0	TYPICAL	TYPICAL	Average	Typical	105,253			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		85%	100% 100%	89,465			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1989	80	B 95	3,247	Avq.	85%	100%	100%	2,760
Wood Deck	1989	72	B 95	966	Avq.	85%	100%	100%	821
Frame Shed	2009	96	C 100	588	Avq.	92%	100%	100%	541
Open Frame Porch	2009	32	C 100	877	Avq.	92%	100%	100%	807
1.25 ST GARAGE..	2021	896	D 100	32,543	Avq.	92%	100%	100%	29,940
1,152 SFLA									Outbuilding Total 34,869

Acpt Land 45,400 **Accepted Bldg** 124,300 **Total** 169,700

Name: FLOWERS, LARRY G

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FLOWERS, JANICE L

Map/Lot:

R05-106-B

Account: 2575 Card: 1 of 2

Location:

245 ALNA ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 12/12/2017
Sale Price 339,900
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4072P0308 B4525P0216 B4525P0219

Reference 2 R05-106-C

Tran/Land/Bldg 0 1 11

FARM LAND 2006 OPEN SPACE 0

Exemption(s) Land Schedule 105

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, PAST -PASTURE 1, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include 1 Story/BASEMENT, ONE STORY FRAME, Encl Frame Porch, Open Frame Porch, Frame Garage, 1,644 SFLA, and Outbuilding Total.

Acpt Land

42,200

Accepted Bldg

149,100 Total

191,300

WISCASSET

Valuation Report

09/13/2022

Name: FLOWERS, LARRY G

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FLOWERS, JANICE L

Map/Lot:

R05-106-B

Account: 2575 Card: 2 of 2

Location:

245 ALNA ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 12/12/2017
Sale Price 339,900
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4072P0308 B4525P0216 B4525P0219

Reference 2 R05-106-C

Tran/Land/Bldg 0 0 0

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 105

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Includes rows for 1 ST BARN, Frame Shed, Wood Deck, 2S Frame Shed, Frame Garage, 3/4S AD/GAR, Open Frame Porch, and totals for Acpt Land and Accepted Bldg.

WISCASSET

Valuation Report

09/13/2022

Name: FLOWERS, LARRY G

Page 971

FLOWERS, JANICE L

Map/Lot:

R05-106-B

Account: 2575

Location:

245 ALNA ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	42,200	149,100	191,300	42,200	149,100	191,300
2	0	68,200	68,200	0	68,200	68,200
TOTAL	42,200	217,300	259,500	42,200	217,300	259,500

Name: BAILEY, DESIREE M T/C

REED, JESSICA L

Map/Lot: R05-107

Account: 739 Card: 1 of 1

Location: 226 OLD SHEEPSCOT ROAD

Neighborhood: RURAL NORTHEAST

Zoning/Use: RURAL
Topography: Below Street
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 05/20/2013
Sale Price: 0
Sale Type: Land Only
Financing: Unknown
Verified: Public Record
Validity: Related Parties

Reference 1: B3541P0079B4674P0228B4699P0135B4701P0
Reference 2: R-05-107/00 0000000000
Tran/Land/Bldg: 6 1 2
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): 50 0 0 Land Schedule: 106

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Double Wide, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 2005, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include 2S Frame Garage, Frame Shed, Wood Deck, 1,344 SFLA, and Outbuilding Total.

Acpt Land 36,500 Accepted Bldg 99,700 Total 136,200

Neighborhood RURAL NORTHEAST

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2283P0118
 Reference 2 R-05-107/01 0000000000
 Tran/Land/Bldg 6 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	100%		32,500
1.00	Acres-HS Size Adj	3,250.00	3,250	100%		3,250
0.38	Acres-Rear Land 1-10	2,000.00	760	100%		760
Total Acres 1.38					Land Total	36,510

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1986	14X66	D 100	64,627	Avq-	40%	50%	100%	12,925
2S Frame Garage	2001	896	C 100	35,683	Avq.	89%	100%	100%	31,758
924 SFLA						Outbuilding Total			44,683
Accpt Land		36,500	Accepted Bldg		44,700	Total			81,200

Neighborhood RURAL NORTHEAST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 06/01/2021
Sale Price 125,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3852P0243
Reference 2 R-05-108/00 0000000000
Tran/Land/Bldg 6 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	100%		32,500
1.00	Acres-HS Size Adj	3,250.00	3,250	100%		3,250
5.00	Acres-Rear Land 1-10	2,000.00	10,000	100%		10,000
Total Acres 6.00						Land Total 45,750

Dwelling Description

Replacement Cost New

Ranch	One Story	1,120 Sqft	Grade C 100	Base	104,804
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-15,109
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1960	0	Obsolete	TYPICAL	Average	Typical	89,695			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		73%	97% 100%	63,513			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1960	176	C 100	3,793	Avq.	73%	97%	100%	2,686
Wood Deck	1960	24	C 100	395	Avq.	73%	97%	100%	279
Frame Shed	1960	128	D 100	673	Fair	46%	100%	100%	310
Wood Deck	1960	24	C 100	395	Avq.	73%	97%	100%	279
1,120 SFLA									
Outbuilding Total 3,554									
Acpt Land		45,800		Accepted Bldg		67,100		Total	112,900

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography RollingLevel
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 03/10/2006
Sale Price 45,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B3645P0254 (03/06)
Reference 2 R-5-108/A
Tran/Land/Bldg 6 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	80%	Topoqrphry	28,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
5.00	Acres-Rear Land 11-20	1,000.00	5,000	100%		5,000
Total Acres 16.00						Land Total 56,500

Dwelling Description

Replacement Cost New

Modern/Contemp.	One & 1/2 Story	580 Sqft	Grade C 105	Base	74,898
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,486
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,578
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	TYPICAL	TYPICAL	Above Average	Typical	71,990
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						69,830
None						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	2010	195	C 105	20,944	Avq+	97%	100%	100%	20,316
1.50 ST SHED....	2010	240	C 105	1,764	Avq+	97%	100%	100%	1,711
ONE STORY FRAME	2021	475	C 105	31,302	Avq.	92%	100%	100%	28,798
Open Frame Porch	2021	125	C 105	2,898	Avq.	92%	100%	100%	2,666
Frame Garage	2021	384	C 105	12,726	Avq.	92%	100%	100%	11,708
1,735 SFLA									
Outbuilding Total									65,199

Acpt Land

56,500

Accepted Bldg

135,000 **Total**

191,500

WISCASSET
 Name: HAEBERLE, KIM F

Valuation Report

09/13/2022

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Map/Lot: R05-110

Account: 742 Card: 1 of 1

Location: 247 OLD SHEEPSCOT ROAD

Neighborhood RURAL NORTHEAST
 Tree Growth 2009
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 01/27/2020
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B1748P0222
 Reference 2 R-05-110/00 0000000000
 Tran/Land/Bldg 6 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	100%		32,500
1.00	Acres-HS Size Adj	3,250.00	3,250	100%		3,250
1.80	Acres-Rear Land 1-10	2,000.00	3,600	100%		3,600
9.50	Acres-Mixed Wood	370.00	3,515	100%		3,515
8.30	Acres-Hardwood	241.00	2,000	100%		2,000
Total Acres 20.60					Land Total	44,865

Acpt Land 44,900 **Accepted Bldg** 0 **Total** 44,900

Name: HAEBERLE, ROBERT W JR

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HAEBERLE, KIM F

Map/Lot:

R05-110-A

Account: 2661 Card: 1 of 1

Location: 261 OLD SHEEPSCOT ROAD

Neighborhood: RURAL NORTHEAST

Zoning/Use: RURAL
Topography:

Utilities: Drilled WellSeptic System

Street: Paved

Sale Data
Sale Date: 10/02/2017
Sale Price: 0
Sale Type: Land Only
Financing: Unknown
Verified: Public Record
Validity: Related Parties

Reference 1

Reference 2

Tran/Land/Bldg: 0 0 0

FARM LAND: 0 OPEN SPACE: 0

Exemption(s): Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	100%		32,500
1.00	Acres-HS Size Adj	3,250.00	3,250	100%		3,250
3.39	Acres-Rear Land 1-10	2,000.00	6,780	100%		6,780
Total Acres 4.39			Land Total			42,530

Dwelling Description

Replacement Cost New

Ranch	One Story	1,512 Sqft	Grade C 105	Base	148,560
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	5,964
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Typical	154,524
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	142,162

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1	336	D 100	1,768	Avq-	57%	100%	100%	1,008
Wood Deck	2018	192	C 105	2,213	Avq.	92%	100%	100%	2,036
Res. Greenhouse	2021								8,640
----- S O U N D V A L U E -----									8,640
1,512 SFLA									11,684
Outbuilding Total									11,684

Acpt Land 42,500 **Accepted Bldg** 153,800 **Total** 196,300

Name: QUIVEY, FREDERICK J J/T

QUIVEY, ELIZABETH A

Map/Lot:

R05-111-A

Account: 744 Card: 1 of 1

Location: 263 OLD SHEEPSCOT ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use RESIDENTIAL
 Topography Steep
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 11/10/2003
 Sale Price 265,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3193P0020 (11/03)
 Reference 2 R-05-111/A0 0000000000
 Tran/Land/Bldg 6 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	100%		32,500
1.00	Acres-HS Size Adj	3,250.00	3,250	100%		3,250
1.00	Acres-Rear Land 1-10	2,000.00	2,000	100%		2,000
Total Acres 2.00						Land Total 37,750

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	784 Sqft	Grade B 100	Base	116,507
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,602
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-6,161
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,919
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	TYPICAL	TYPICAL	Good	Typical	104,663
Functional Obsolescence						Value(Rcnld)
None						99,430

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1.50 ST GARAGE..	1995	566	B 100	39,131	Avq.	86%	100%	100%	33,653
Encl Frame Porch	1998	160	B 100	6,422	Avq.	88%	100%	100%	5,651
Res. Greenhouse	1998	90	C 100	5,578	Avq.	88%	100%	100%	4,909
Frame Shed	1995	180	C 100	1,102	Avq.	86%	100%	100%	948
CLUBHOUSE.....	2001	286	C 100	22,300	Avq.	89%	100%	100%	19,847
Open Frame Porch	1995	10	B 100	497	Avq.	86%	100%	100%	427
ONE STORY FRAME	2007	252	B 100	18,188	Avq.	92%	100%	100%	16,733
Patio	2007	180	C 100	1,527	Avq.	92%	100%	100%	1,405
1,624 SFLA									Outbuilding Total 83,573

Acpt Land 37,800 **Accepted Bldg** 183,000 **Total** 220,800

WISCASSET
 Name: ABUZA, REBECCA R
 CROWELL, HILARY L

Valuation Report

09/13/2022

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Account: 745 Card: 1 of 1

Map/Lot: R05-112
 Location: 227 OLD SHEEPSCOT ROAD

Neighborhood: RURAL NORTHEAST

Zoning/Use: RURAL
 Topography: Above Street
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 11/22/2021
 Sale Price: 256,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B0623P0315B3649P0260B4674P0228B4699P0
 Reference 2: R-05-112/00 0000000000
 Tran/Land/Bldg: 6 1 11
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	100%		32,500
1.00	Acres-HS Size Adj	3,250.00	3,250	100%		3,250
0.06	Acres-Rear Land 1-10	2,000.00	120	100%		120
Total Acres 1.06						Land Total 35,870

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 1/2 Story ALUM/VINYL 1 OTHER Units-0	561 Sqft Masonry Trim Roof Cover	Grade B 95 None Asphalt Shingles	Base Trim Roof	75,376 0 0
Foundation	Brick &/or Stone	Basement	Dry 1/4 Bmt	Basement	-4,569
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0	Plumbing	0
Baths	1	Half Baths	0	Attic	0
Attic	None			Fireplace	0
FirePlaces	0			Insulation	-1,306
Insulation	Minimal			Unfinished	0
Unfin. Living Area	NONE				

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total					
1900	0	TYPICAL	TYPICAL	Above Average	Typical	69,501					
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %					
None		None		75%	100%	100%					
Outbuildings/Additions/Improvements						Value Rcnld					
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ			
1.75 Story/BSMT	1900	216	B 95	24,143	Avq+	75%	100%	100%			
1.75 ST GARAGE..	1900	360	B 95	27,472	Avq+	75%	100%	100%			
Open Frame Porch	2006	196	C 100	4,198	Avq-	82%	100%	100%			
1,220 SFLA						Outbuilding Total					
Acpt Land						35,900	Accepted Bldg		94,300	Total	130,200

Neighborhood	RURAL NORTHEAST	Sale Data
Tree Growth	2014	Sale Date 02/06/2012
Zoning/Use	RESIDENTIAL	Sale Price 0
Topography	Rolling	Sale Type Land & Buildings
Utilities	Drilled WellSeptic System	Financing Unknown
Street	Paved	Verified Other Source
		Validity Related Parties

Reference 1 B2428P0174
 Reference 2 R-05-113/00 0000000000
 Tran/Land/Bldg 6 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 2 50 0 Land Schedule 106

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	100%	Neighborhood	32,500
1.00	Acres-HS Size Adj	3,250.00	3,250	100%		3,250
2.60	Acres-Rear Land 1-10	2,000.00	5,200	100%		5,200
Total Acres 3.60						Land Total 40,950

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	666 Sqft	Grade B 95	Base		94,023
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Damp Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt		3,914
Heating	85% Forced Warm	Cooling	0% None	Heat		-1,017
Rooms	8	HEARTH				
Bedrooms	3	Add Fixtures	1			
Baths	3	Half Baths	0	Plumbing		9,929
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	TYPICAL	TYPICAL	Good	Typical	106,849			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)				
None	None	80%	95%	100%	81,205				
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnd
1 Story/BASEMENT	1900	391	B 95	31,648	Good	80%	95%	100%	24,052
Wood Deck	1900	253	B 95	2,984	Good	80%	95%	100%	2,268
Wood Deck	1900	112	B 95	1,412	Good	80%	95%	100%	1,073
1 Story/BASEMENT	1900	960	B 95	77,705	Good	80%	95%	100%	59,056
2,517 SFLA						Outbuilding Total			86,449

Acpt Land	41,000	Accepted Bldg	167,700	Total	208,700
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Name: ROBINSON, RYAN H

ROBINSON, JILLIAN M

Map/Lot:

R05-113-A

Account: 747 Card: 1 of 1

Location: 221 OLD SHEEPSCOT ROAD

Neighborhood: RURAL NORTHEAST

Zoning/Use: RURAL
Topography: Above Street
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 12/03/2015
Sale Price: 147,577
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B1344P0131
Reference 2: R-05-113/A0 0000000000
Tran/Land/Bldg: 6 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): 50 0 0 Land Schedule: 106

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Replacement Cost New, etc. Rows include Conventional Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, and Phys. %.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include 1.75 Story/BSMT, ONE STORY FRAME, Frame Shed, Wood Deck, and 1,796 SFLA.

Acpt Land: 36,800 Accepted Bldg: 104,100 Total: 140,900

Name: BRYANT, NORMAN N

BRYANT, KATHLEEN J

Map/Lot:

R05-113-B

Account: 748 Card: 1 of 1

Location: 209 OLD SHEEPSCOT ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B1722P0035
Reference 2 R-05-113/B0 0000000000
Tran/Land/Bldg 6 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 106

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1994, 0, TYPICAL, TYPICAL, Average, Typical, 121,063.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 87%, 100%, 100%, 105,325.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include 1.50 ST SHED, Frame Shed, 1 STORY GARAGE, ONE STORY FRAME, Wood Deck, 1 ST BARN, 1,416 SFLA.

Acpt Land 51,600 Accepted Bldg 147,400 Total 199,000

Name: REED, CHRISTOPHER D

REED, JACKLYN D

Map/Lot:

R05-113-C

Account: 749 Card: 1 of 1

Location:

28 OLD FARM LANE

Neighborhood RURAL NORTHEAST

Zoning/Use RURAL
Topography RollingAbove Street
Utilities Septic System
Street Paved

Sale Data
Sale Date 02/10/2005
Sale Price 50,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1 B3437P0122 (02/05)
Reference 2 R-05-113/C0 0000000000
Tran/Land/Bldg 6 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 106

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows list various structures like Frame Shed, Frame Garage, Wood Deck, and 1S AD/GAR.

Acpt Land 42,000 Accepted Bldg 57,600 Total 99,600

WISCASSET
Name: REED, JOAN B

Valuation Report

09/13/2022

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Map/Lot:

R05-113-D

Account: 2663 Card: 1 of 1

Location:

OLD SHEEPSCOT ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use RURAL
Topography Rolling
Utilities
Street Gravel

Reference 1 B1722P0035

Reference 2 R-05-113/B0 0000000000

Tran/Land/Bldg 6 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
12.00	Acres-Mixed Wood	370.00	4,440	100%		4,440
Total Acres 12.00				Land Total		4,440

Acpt Land

4,400

Accepted Bldg

0

Total

4,400

Valuation Report

Account: 2688 Card: 1 of 1

Location: OFF OLD SHEEPSCOT ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 10/15/2018
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	100%		32,500
1.00	Acres-HS Size Adj	3,250.00	3,250	100%		3,250
0.40	Acres-Rear Land 1-10	2,000.00	800	100%		800
Total Acres 1.40			Land Total			36,550

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,008 Sqft	Grade C 100	Base	123,968
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,408
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,512	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2019	0	TYPICAL	TYPICAL	Average	Typical	127,376	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		92%	100%	100%	117,186

Acpt Land 36,600 **Accepted Bldg** 117,200 **Total** 153,800

Neighborhood	RURAL NORTHEAST	Sale Data
Tree Growth	2014	Sale Date 06/05/2013
Zoning/Use	SHORE RESIDENTIA	Sale Price 415,000
Topography	Rolling	Sale Type Land Only
Utilities	Drilled WellSeptic System	Financing Unknown
Street	Paved	Verified Public Record
		Validity Arms Length Sale

Reference 1 B4671P0114
 Reference 2 R-05-114/00 0000000000
 Tran/Land/Bldg 8 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 106

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	275,000	275,000	50%	Neighborho	137,500
1.00	Acres-Shallow WF Size Adj	27,500.00	27,500	100%		27,500
17.20	Acres-Waterfront Rear	13,000.00	223,600	80%	Neighborho	178,880
3.20	Acres-Softwood	300.00	960	100%		960
18.50	Acres-Mixed Wood	370.00	6,845	100%		6,845
19.00	Acres-Hardwood	241.00	4,579	100%		4,579
Total Acres 58.90						Land Total 356,264

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	1,240 Sqft	Grade A 100	Base		214,717
Exterior	OTHER	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	0	HEARTH				
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		4,567
Attic	None			Attic		0
FirePlaces	1			Fireplace		6,841
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition						226,125
2015	0	TYPICAL	TYPICAL	Average						
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %						Value(Rcnd)
Incomplete	None	92%	80%	100%						166,428

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd

Open Frame Porch	2015	128	A 100	3,780	Avq.	92%	80%	100%	2,782
Open Frame Porch	2015	270	A 100	7,634	Avq.	92%	80%	100%	5,618
Wood Deck	2015	1258	A 100	17,396	Avq.	92%	80%	100%	12,803
2,170 SFLA									21,203
Outbuilding Total									21,203

Acpt Land	356,300	Accepted Bldg	187,600	Total	543,900
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Name: WENTWORTH, CLARA S

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WENTWORTH, SCHUYLER A

Map/Lot:

R05-115

Account: 751 Card: 1 of 1

Location: 157 OLD SHEEPSCOT ROAD

Neighborhood RURAL NORTHEAST
 Tree Growth 2009
 Zoning/Use SHORE RESIDENTIA
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B1306P0226
 Reference 2 R-05-115/00 0000000000
 Tran/Land/Bldg 9 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	100%		32,500
1.00	Acres-HS Size Adj	3,250.00	3,250	100%		3,250
2.25	Acres-Rear Land 1-10	2,000.00	4,500	100%		4,500
7.00	Acres-Softwood	300.00	2,100	100%		2,100
5.75	Acres-Mixed Wood	370.00	2,128	100%		2,128
8.00	Acres-Hardwood	241.00	1,928	100%		1,928
Total Acres 24.00					Land Total	46,406

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
CAMP OR CABIN...	1960	240	D 100	4,702	Fair	46%	100%	100%	2,163
						Outbuilding Total			2,163
Acpt Land		46,400	Accepted Bldg			2,200	Total		48,600

Name: WALLACE, STEPHEN P J/T

WALLACE, DEBORAH

Map/Lot:

R05-116-001

Account: 753 Card: 1 of 1

Location:

18 BROWN ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use RURAL
Topography Rolling
Utilities NoWater/NoSewer
Street Paved

Sale Data
Sale Date 08/17/2006
Sale Price 43,750
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B725P0259
Reference 2 R-05-116/01 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 106

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value and 1.00 Acres-HS Size Adj.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Quantity, Unit, Material, Replacement Cost, Value. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, and Outbuildings/Improvements.

Acpt Land

43,900

Accepted Bldg

165,900 Total

209,800

Name: ANDERSSON, MIKAEL P. J. J/T

ANDERSSON, KIMBERLY H

Map/Lot:

R05-116-002

Account: 754 Card: 1 of 1

Location:

26 BROWN ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 12/13/2006
Sale Price 250,303
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3793P0205
Reference 2 R-05-116/02 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 106

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Replacement Cost New, and Value. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 2006, Functional Obsolescence, Economic Obsolescence, and Phys. %.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Open Frame Porch, Wood Deck, and 1,960 SFLA.

Acpt Land 66,500 Accepted Bldg 174,400 Total 240,900

WISCASSET
 Name: DIONNE, KATHRYN L J/T
 BEARD, BRIAN D

Valuation Report

09/13/2022

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Account: 755 Card: 1 of 1

Map/Lot:
 Location:

R05-116-003
 30 BROWN ROAD

Neighborhood: RURAL NORTHEAST
 Zoning/Use: RURAL
 Topography: Rolling
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 06/04/2003
 Sale Price: 161,121
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B3076P0079 B3785P0061
 Reference 2: R-05-116/03 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 0 50 0 Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	175%	Neighborho	56,875
1.00	Acres-HS Size Adj	3,250.00	3,250	100%		3,250
4.89	Acres-Rear Land 1-10	2,000.00	9,780	100%		9,780
Total Acres 5.89						Land Total 69,905

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,232 Sqft	Grade B 100	Base	183,083
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	4	HEARTH		HEARTHS	0
Bedrooms	1	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,532
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2003	0	TYPICAL	TYPICAL	Above Average	Typical	189,615			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		96%	100%	100%			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2013	252	B 100	9,876	Avq.	92%	100%	100%	9,086
Open Frame Porch	2013	116	B 100	2,965	Avq.	92%	100%	100%	2,728
Wood Deck	2013	152	B 100	1,955	Avq.	92%	100%	100%	1,799
2,156 SFLA						Outbuilding Total		13,613	
Acpt Land		69,900		Accepted Bldg		195,600		Total	265,500

Valuation Report

Map/Lot:

R05-116-004

Account: 756 Card: 1 of 1

Location:

62 BROWN ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 06/14/2018
Sale Price 27,500
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2005P0229
Reference 2 R-05-116/04 0000000000
Tran/Land/Bldg 1 1 15
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	175%	Neighborho	56,875
1.00	Acres-HS Size Adj	3,250.00	3,250	100%		3,250
Total Acres 1.00						60,125

Dwelling Description

Replacement Cost New

Conventional	Two Story	640 Sqft	Grade C 100	Base	91,258
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-6,362
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2019	0	TYPICAL	TYPICAL	Average	Typical	90,576
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
Incomplete		None		92%	80% 100%	66,664

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Finished Attic	2019	144	C 100	2,313	Avq.	92%	80%	100%	1,702
Frame Garage	2019	336	C 100	11,026	Avq.	92%	80%	100%	8,115
Open Frame Porch	2019	96	C 100	2,173	Avq.	92%	80%	100%	1,599
1,338 SFLA									
Outbuilding Total									11,416

Acpt Land 60,100 **Accepted Bldg** 78,100 **Total** 138,200

WISCASSET
 Name: BOUTIN, ROSALIE
 BOUTIN, DANIEL

Valuation Report

09/13/2022
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 R05-116-005
 BROWN ROAD

Account: 757 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood RURAL NORTHEAST
 Zoning/Use RURAL
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 06/18/2021
 Sale Price 45,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B2005P0229
 Reference 2 R-05-116/05 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 106

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	32,500.00	32,500	175%	Neighborho	56,875	
1.00	Acres-HS Size Adj	3,250.00	3,250	100%		3,250	
Total Acres 1.00				Land Total		60,125	
Acpt Land		60,100	Accepted Bldg		0	Total	60,100

Name: YURKO, BRITTANY E

YURKO, CONNER P

Map/Lot:

R05-116-006

Account: 758 Card: 1 of 1

Location:

72 BROWN ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 06/08/2018
Sale Price 213,100
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2020P0058
Reference 2 R-05-116/06 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 106

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value and 1.00 Acres-HS Size Adj.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Quantity, Unit, Material, Replacement Cost, Value. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1994, 2002, TYPICAL, Average, Typical, 162,323.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include AB.GR. POOL, Wood Deck, 1,680 SFLA.

Acpt Land 60,100 Accepted Bldg 149,400 Total 209,500

Valuation Report

Neighborhood RURAL NORTHEAST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 06/14/2017
Sale Price 228,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3726P0284
Reference 2 R-05-116/07 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 107

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	47,500.00	47,500	175%	Neighborhood	83,125	
1.00	Acres-HS Size Adj	4,750.00	4,750	100%		4,750	
Total Acres 1.00						Land Total	87,875

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	972 Sqft	Grade B 105	Base	151,668
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-11,666
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,115
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	TYPICAL	Good	Typical	144,117
Functional Obsolescence						Value(Rcnld)
None						139,793

Economic Obsolescence		Phys. %		Func. %		Econ. %		Total	
None		97%		100%		100%		139,793	
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	2003	216	B 100	5,293	Avq.	90%	100%	100%	4,764
Wood Deck	2004	196	B 100	2,471	Avq.	91%	100%	100%	2,249
ONE STORY FRAME	2004	196	B 100	14,146	Avq.	91%	100%	100%	12,873
ONE STORY FRAME	2004	10	B 100	722	Avq.	91%	100%	100%	657
1,907 SFLA								Outbuilding Total	20,543

Acpt Land	87,900	Accepted Bldg	160,300	Total	248,200
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WISCASSET
 Name: URBAN, HOLLY
 URBAN, PAUL

Valuation Report

09/13/2022

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Account: 760 Card: 1 of 1

Map/Lot:
 Location:

R05-116-008
 86 BROWN ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use RURAL
 Topography Steep
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 11/27/2017
 Sale Price 175,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B2855P0055 05/02
 Reference 2 R-05-116/08 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	175%	Neighborho	56,875
1.00	Acres-HS Size Adj	3,250.00	3,250	100%		3,250
Total Acres 1.00						60,125

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 95	Base	142,305
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,723
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2002	0	TYPICAL	TYPICAL	Average	Typical	146,028			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		90%	100% 100%	131,425			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	2002	24	B 95	431	Avq.	90%	100%	100%	388
Wood Deck	2017	192	B 95	2,303	Avq.	92%	100%	100%	2,119
Frame Garage	2021	336	D 100	9,482	Avq.	92%	100%	100%	8,723
Frame Shed	2021	120	C 100	734	Avq.	92%	100%	100%	675
Wood Deck	2021	60	E 100	564	Avq.	92%	100%	100%	519
1,764 SFLA						Outbuilding Total			12,424

Acpt Land 60,100 **Accepted Bldg** 143,800 **Total** 203,900

Name: YOUNG, TABOR R

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YOUNG, VALERIE M

Map/Lot:

R05-116-009

Account: 761 Card: 1 of 1

Location:

96 BROWN ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use RURAL
Topography Steep
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 05/27/2016
Sale Price 205,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3047P0215 (05/03)
Reference 2 R-05-116/09 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 106

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value and 1.00 Acres-HS Size Adj.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Quantity, Material, Condition, Replacement Cost, Value. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 2003, 0 TYPICAL, TYPICAL, Average, Typical, 142,305.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Open Frame Porch, Frame Garage, Open Frame Porch, Frame Shed, 1,764 SFLA.

Acpt Land 60,100 Accepted Bldg 145,800 Total 205,900

WISCASSET

Valuation Report

09/13/2022

Name: FEATHER, JAMES E (TRUSTEE)

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FEATHER, JANICE L (TRUSTEE)

Map/Lot:

R05-116-010

Account: 762 Card: 1 of 1

Location:

BROWN ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use RURAL
Topography Above Street
Utilities NoWater/NoSewer
Street No Street

Sale Data
Sale Date 08/21/2017
Sale Price 77,500
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2005P0229
Reference 2 R-05-116/10 0000000000
Tran/Land/Bldg 1 1 15
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 106

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Accpt Land 65,600 Accepted Bldg 0 Total 65,600

Name: FEATHER, JAMES E (TRUSTEE)

Page 998

FEATHER, JANICE L (TRUSTEE)

Map/Lot:

R05-116-011

Account: 763 Card: 1 of 1

Location: 9 SHEEPSCOT SHORES ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use SHORE RESIDENTIA
Topography Rolling
Utilities Public WaterPublic Sewer
Street Paved

Sale Data
Sale Date 11/18/2002
Sale Price 28,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Split/Assemblage

Reference 1 B2950P0239 B4010P0110

Reference 2 R-05-116/11 0000000000

Tran/Land/Bldg 6 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 106

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Waterfront, Acres-Shallow WF Size Adj, Acres-Waterfront Rear, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Replacement Cost New, etc. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 2013, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Open Frame Porch, Wood Deck, 1.50 ST GARAGE., PIER, FLOAT & RAMP, WHARF, 1.890 SFLA.

Acpt Land 158,000 Accepted Bldg 280,900 Total 438,900

Name: TOBIAS, MARK R

Page 999

TOBIAS, LAUREN S

Map/Lot:

R05-116-012

Account: 764 Card: 1 of 1

Location: 25 SHEEPSCOT SHORES ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use SHORE RESIDENTIA
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 12/19/2019
Sale Price 550,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2115P0014
Reference 2 R-05-116/12 0000000000
Tran/Land/Bldg 9 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 106

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Waterfront and 1.00 Acres-Shallow WF Size Adj.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Quantity, Unit, Condition, Replacement Cost, Value. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 2001, 0 TYPICAL, Average, Typical, 255,606.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include 3/4S AD/GAR, Wood Deck, 2 Story/BASEMENT, Wood Deck, 1SFr Overhanq, 2,634 SFLA.

Acpt Land 165,000 Accepted Bldg 324,000 Total 489,000

WISCASSET

Valuation Report

09/13/2022

Name: CARVALHO, TARA M J/T

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CARVALHO JR., LUCAS F

Map/Lot:

R05-116-013

Account: 765 Card: 1 of 1

Location:

SHEEPSCOT SHORES ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use SHORE RESIDENTIA
Topography Rolling
Utilities NoWater/NoSewer
Street Paved

Sale Data
Sale Date 06/20/2007
Sale Price 137,900
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3868P0001
Reference 2 R-05-116/13 0000000000
Tran/Land/Bldg 6 1 15
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 106

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Waterfront, Acres-Shallow WF Size Adj, Acres-Waterfront Rear, and Land Total.

Accpt Land 137,600 Accepted Bldg 0 Total 137,600

Account: 766 Card: 1 of 1

Location: 35 SHEEPSCOT SHORES ROAD

Neighborhood	RURAL NORTHEAST	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 11/01/2016
Topography	Rolling	Sale Price 0
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B2531P0109B3172P210
 Reference 2 R-05-116/14 0000000000
 Tran/Land/Bldg 9 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 106

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	275,000	275,000	50%	Neighborho	137,500
1.00	Acres-Shallow WF Size Adj	27,500.00	27,500	100%		27,500
1.45	Acres-Waterfront Rear	13,000.00	18,850	100%		18,850
Total Acres 2.45			Land Total			183,850

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	1,560 Sqft	Grade B 105	Base		236,299
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	440 Sqft, Grade C	Basement Gar	None	Fin Bsmt		19,594
Heating	100% Hot Water BB	Cooling	100% None	Heat		0
Rooms	5	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		4,115
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2000	0	TYPICAL	TYPICAL	Average	Typical	260,008			
Functional Obsolescence	Economic Obsolescence		Phys. %		Func. %	Econ. %	Value(Rcnld)		
None	None		89%		100%	100%	231,407		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2003	561	C 100	5,872	Avg.	90%	100%	100%	5,285
Frame Shed	2008	160	C 100	979	Avg.	92%	100%	100%	901
2,340 SFLA	Outbuilding Total								6,186
Acpt Land	183,900		Accepted Bldg		237,600	Total		421,500	

WISCASSET
 Name: CARLSON, MOLLY

Valuation Report

09/13/2022

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Map/Lot: R05-116-014-ON
 Location: 35 SHEEPSCOT SHORES ROAD

Account: 2741 Card: 1 of 1

Neighborhood: RURAL NORTHEAST
 Zoning/Use: SHORE RESIDENTIA
 Topography: Rolling
 Utilities:
 Street: Paved

Reference 1
 Reference 2
 Tran/Land/Bldg: 0 0 0
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): 55 0 0 Land Schedule: 106

Outbuildings/Additions/Improvements									Value
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func	Econ	Rcnld
SOLAR PANELS	2021								14,000
----- SOUND VALUE -----									
								Outbuilding Total	14,000
Acpt Land			0	Accepted Bldg			14,000	Total	14,000

Name: GRAY, KENNETH DAVID
HAVENS, MARY REBECCA

Map/Lot: R05-116-015

Account: 767 Card: 1 of 1

Location: 17 SHEEPSCOT SHORES ROAD

Neighborhood: RURAL NORTHEAST
Zoning/Use: SHORE RESIDENTIA
Topography: Rolling
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 11/21/2002
Sale Price: 22,000
Sale Type: Land Only
Financing: Unknown
Verified: Public Record
Validity: Split/Assemblage

Reference 1: B2950P0241 (11/02)
Reference 2: R-05-116/15 0000000000
Tran/Land/Bldg: 9 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Waterfront	275,000	275,000	50%	Neighborho	137,500	
1.00	Acres-Shallow WF Size Adj	27,500.00	27,500	100%		27,500	
0.54	Acres-Waterfront Rear	13,000.00	7,020	100%		7,020	
Total Acres 1.54						Land Total	172,020

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,120 Sqft	Grade B 105	Base	178,256
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	10	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	8,230
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Average	Typical	186,486
Functional Obsolescence						Value(Rcnld)
None						165,973

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnld	
				RCN	Cond	Phy	Func	Econ		
1.75 ST GARAGE..	2000	676	B 100	54,302	Avq.	89%	100%	100%	48,329	
Wood Deck	2001	200	C 100	2,190	Avq.	89%	100%	100%	1,949	
1.5 Story/BSMT	2000	264	B 100	27,446	Avq.	89%	100%	100%	24,427	
Wood Deck	2000	32	B 105	574	Avq.	89%	100%	100%	511	
Wood Deck	2001	128	C 100	1,456	Avq.	89%	100%	100%	1,296	
Open Frame Porch	2016	266	C 100	5,616	Avq.	92%	100%	100%	5,167	
2,356 SFLA									Outbuilding Total	81,679

Acpt Land 172,000 **Accepted Bldg** 247,700 **Total** 419,700

Neighborhood RURAL NORTHEAST

Zoning/Use SHORE RESIDENTIA

Topography

Utilities NoWater/NoSewer

Street

Reference 1 ASSOCIATION RAMP, FLOAT & PIER

Reference 2

Tran/Land/Bldg 0 1 0

FARM LAND 0 OPEN SPACE 0

Exemption(s) 24 0 0 Land Schedule 106

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
FLOAT & RAMP....	2007	308	C 100	5,000	Avg.	92%	100%	100%	4,600
PIER.....	2007	147	C 100	1,470	Avg.	92%	100%	100%	1,352
Outbuilding Total									5,952
Acpt Land			0	Accepted Bldg		6,000	Total		6,000

Neighborhood RURAL NORTHEAST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 07/18/2019
Sale Price 475,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3343P0225 (08/04)
Reference 2 R-5-116/16
Tran/Land/Bldg 0 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 107

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	47,500.00	47,500	175%	Neighborhood	83,125
1.00	Acres-HS Size Adj	4,750.00	4,750	100%		4,750
2.39	Acres-Rear Land 1-10	2,000.00	4,780	100%		4,780
Total Acres 3.39					Land Total	92,655

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,767 Sqft	Grade B 100	Base	249,911
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	2	Plumbing	13,064
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	2008	TYPICAL	TYPICAL	Good	Typical	262,975
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	98%	100%	100%	257,715	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2006	63	C 100	386	Avq.	92%	100%	100%	355
Wood Deck	2007	64	C 100	803	Avq.	92%	100%	100%	739
Open Frame Porch	2007	60	B 100	1,661	Avq.	92%	100%	100%	1,528
1 & 1/2 STORY FR	2008	240	B 100	21,824	Avq+	97%	100%	100%	21,169
1.50 ST GARAGE..	2008	1232	B 100	80,612	Avq.	92%	100%	100%	74,163
1 Story/BASEMENT	2008	510	B 100	43,454	Avq+	97%	100%	100%	42,150
Open Frame Porch	2009	196	B 100	4,828	Avq.	92%	100%	100%	4,442
Wood Deck	2011	230	C 100	2,496	Avq.	92%	100%	100%	2,296
3,520 SFLA									
Outbuilding Total									146,842

Acpt Land

92,700

Accepted Bldg

404,600

Total

497,300

Name: MARCHILDON, STEPHEN J J/T

ROWAN, CHRISTIANE

Map/Lot:

R05-116-017

Account: 2347 Card: 1 of 1

Location:

31 STONEWALL DRIVE

Neighborhood RURAL NORTHEAST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 06/30/2008
Sale Price 523,800
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4023P0018

Reference 2 R-5-116/17

Tran/Land/Bldg 4 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 107

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Replacement Cost New, etc. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 2006, 0, TYPICAL, TYPICAL, Good, Typical, 137,330.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include ONE STORY FRAME, Wood Deck, 1.50 ST GARAGE.., 1,236 SFLA.

Acpt Land

91,300

Accepted Bldg

240,900

Total

332,200

WISCASSET
 Name: SELBY, THERESA P
 SELBY, ROBERT W

Valuation Report

09/13/2022

Page 1007

Account: 2348 Card: 1 of 1

Map/Lot: R05-116-018
 Location: 25 HARRISON LANE

Neighborhood RURAL NORTHEAST

Zoning/Use RURAL RU
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 09/03/2020
 Sale Price 361,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3474P0091
 Reference 2 R-5-116/18
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 107

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	47,500.00	47,500	80%	Topoqraphy	38,000
1.00	Acres-HS Size Adj	4,750.00	4,750	100%		4,750
0.35	Acres-Rear Land 1-10	2,000.00	700	100%		700
Total Acres 1.35						Land Total 43,450

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 1/2 Story WOOD SHINGLE 1 OTHER Units-0	775 Sqft Masonry Trim Roof Cover	Grade B 100 None Asphalt Shingles	Base Trim Roof	109,610 0 0
Foundation	Concrete Slab	Basement	None	Basement	-9,492
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,919
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2008	0	TYPICAL	TYPICAL	Average	Typical	104,037			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		92%	100% 100%	95,714			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2008	128	B 100	9,238	Avq.	92%	100%	100%	8,499
3/4S AD/GAR.....	2008	396	B 100	27,103	Avq.	92%	100%	100%	24,935
Open Frame Porch	2008	132	B 100	3,337	Avq.	92%	100%	100%	3,070
Wood Deck	2008	232	C 105	2,642	Avq.	92%	100%	100%	2,431
1,290 SFLA									
Outbuilding Total 38,935									

Acpt Land 43,500 **Accepted Bldg** 134,600 **Total** 178,100

Neighborhood RURAL NORTHEAST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 06/17/2005
Sale Price 47,500
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B3500P0115
Reference 2 R-5-116/19
Tran/Land/Bldg 4 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 6 50 0 Land Schedule 107

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	47,500.00	47,500	115%	Neighborhood	54,625
1.00	Acres-HS Size Adj	4,750.00	4,750	100%		4,750
0.40	Acres-Rear Land 1-10	2,000.00	800	100%		800
Total Acres 1.40					Land Total	60,175

Dwelling Description

Replacement Cost New

Modern/Contemp.	One Story	1,856 Sqft	Grade B 100	Base	190,216
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry None	Basement	-21,216
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	9,145
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2006	0	TYPICAL	TYPICAL	Good	Typical	178,145			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		98%	100% 100%	174,582			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
1S AD/GAR.....	2006	576	B 100	45,152	Avq.	92%	100%	100%	41,540
Open Frame Porch	2006	192	B 100	4,735	Avq.	92%	100%	100%	4,356
Wood Deck	2006	120	B 100	1,580	Avq.	92%	100%	100%	1,454
1,856 SFLA						Outbuilding Total			47,350
Acpt Land		60,200		Accepted Bldg		221,900		Total	282,100

Name: POWELL, BENJAMIN J

POWELL, AMANDA A

Map/Lot:

R05-116-020

Account: 2350 Card: 1 of 1

Location:

36 HARRISON LANE

Neighborhood RURAL NORTHEAST

Zoning/Use RURAL
Topography RollingLevel
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 01/28/2016
Sale Price 27,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3675P0276 B4596P0236

Reference 2 R-5-116/20

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 107

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Quantity, Material/Type, Material/Type, Value. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, and Outbuildings/Improvements.

Acpt Land

61,600

Accepted Bldg

140,400

Total

202,000

Name: ROBERTS, J CURTIS J/T

ROBERTS, JOAN H

Map/Lot:

R05-116-021

Account: 2351 Card: 1 of 1

Location:

32 HARRISON LANE

Neighborhood RURAL NORTHEAST

Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 04/21/2005
 Sale Price 327,800
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3468P0316
 Reference 2 R-5-116/21
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 107

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	47,500.00	47,500	175%	Neighborho	83,125
1.00	Acres-HS Size Adj	4,750.00	4,750	100%		4,750
1.70	Acres-Rear Land 1-10	2,000.00	3,400	100%		3,400
Total Acres 2.70						91,275

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,134 Sqft	Grade B 105	Base	168,403
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,859
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2004	0	TYPICAL	TYPICAL	Good	Typical	175,262			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		97%	100%	100%			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2004	390	B 100	28,147	Avq.	91%	100%	100%	25,614
Open Frame Porch	2004	45	B 100	1,311	Avq.	91%	100%	100%	1,193
Wood Deck	2004	150	B 100	1,932	Avq.	91%	100%	100%	1,758
1/2S AD/GAR.....	2007	576	B 100	29,771	Good	98%	100%	100%	29,176
2,091 SFLA						Outbuilding Total			57,741

Acpt Land 91,300 **Accepted Bldg** 227,700 **Total** 319,000

Neighborhood RURAL NORTHEAST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 08/14/2020
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4812P0197
Reference 2 R-5-116/22
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	175%	Neighborhood	56,875
1.00	Acres-HS Size Adj	3,250.00	3,250	100%		3,250
4.82	Acres-Rear Land 1-10	2,000.00	9,640	100%		9,640
Total Acres 5.82					Land Total	69,765

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,120 Sqft	Grade B 100	Base	166,439
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	7,838
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	174,277
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		91%	100% 100%	158,592

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2005	40	C 100	558	Avg.	91%	100%	100%	508
Wood Deck	2007	392	C 100	4,148	Avg.	92%	100%	100%	3,816
1,960 SFLA									
Outbuilding Total									4,324

Acpt Land 69,800 **Accepted Bldg** 162,900 **Total** 232,700

WISCASSET
 Name: ELLISON, DANIEL J

Valuation Report

09/13/2022
 Page 1012
 R05-116-024
 BROWN ROAD

Account: 2353 Card: 1 of 1
 Map/Lot: Location:

Neighborhood RURAL NORTHEAST
 Zoning/Use RURAL
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 08/31/2015
 Sale Price 41,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2 R-5-116-024
 Tran/Land/Bldg 6 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 106

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	100%		32,500
1.00	Acres-HS Size Adi	3,250.00	3,250	100%		3,250
2.17	Acres-Rear Land 1-10	2,000.00	4,340	100%		4,340
Total Acres 3.17					Land Total	40,090

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	2016	192	D 100	1.010	Avq.	92%	100%	100%	929	
							Outbuilding Total			929
Acpt Land		40,100	Accepted Bldg		900	Total			41,000	

Valuation Report

Account: 769 Card: 1 of 1

Location: 139 OLD SHEEPSCOT ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 12/01/1998
Sale Price 74,000
Sale Type Land & Buildings
Financing
Verified Public Record
Validity

Reference 1 B2417P0059
Reference 2 R-05-116/B0 0000000000
Tran/Land/Bldg 6 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	100%		32,500
1.00	Acres-HS Size Adj	3,250.00	3,250	100%		3,250
0.01	Acres-Rear Land 1-10	2,000.00	20	100%		20
Total Acres 1.01					Land Total	35,770

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,736 Sqft	Grade D 100	Base	99,789
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-15,900
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2019	0	TYPICAL	TYPICAL	Average	Typical	86,820
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		92%	100% 100%	79,874

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Shed	1990	96	C 100	588	Avq.	84%	100%	100%	494
Frame Garage	1990	768	C 100	20,867	Avq.	84%	100%	100%	17,528
1,736 SFLA									
Outbuilding Total									18,022

Acpt Land 35,800 **Accepted Bldg** 97,900 **Total** 133,700

WISCASSET
 Name: TIMBERLAKE, NICHOLAS A
 MORIN, SYDNEY

Valuation Report

09/13/2022

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Account: 770 Card: 1 of 1

Map/Lot:
 Location:

R05-116-C
 8 BROWN ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/30/2021
 Sale Price 247,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B1749P0334
 Reference 2 R-05-116/C0 0000000000
 Tran/Land/Bldg 6 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	100%		32,500
1.00	Acres-HS Size Adj	3,250.00	3,250	100%		3,250
Total Acres 1.00						Land Total 35,750

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	900 Sqft	Grade B 95	Base	123,343
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,723
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1992	0	TYPICAL	TYPICAL	Average	Typical	127,066		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)		
None		None		86%	100% 100%	109,277		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Patio	2006	450	D 100	3,089	Avq-	82%	100%	100%
1,350 SFLA							Outbuilding Total	2,533

Acpt Land 35,800 **Accepted Bldg** 111,800 **Total** 147,600

WISCASSET
 Name: TAYLOR, TERENCE D J/T
 TAYLOR, SUSAN I

Valuation Report

09/13/2022

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Account: 771 Card: 1 of 1

Map/Lot: R05-117
 Location: 121 BROWN ROAD

Neighborhood: RURAL NORTHEAST
 Zoning/Use: SHORE RESIDENTIA
 Topography: Rolling
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 12/08/2008
 Sale Price: 880,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B4077P0140
 Reference 2: R-05-117/00 0000000000
 Tran/Land/Bldg: 6 1 11
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 106

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	275,000	275,000	50%	Neighborhood	137,500
1.00	Acres-Shallow WF Size Adj	27,500.00	27,500	100%		27,500
10.00	Acres-Waterfront Rear	13,000.00	130,000	100%		130,000
8.70	Acres-Waterfront Rear	13,000.00	113,100	100%		113,100
Total Acres 19.70						Land Total
						408,100

Dwelling Description				Replacement Cost New	
Conventional	One Story	544 Sqft	Grade C 100	Base	49,450
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-1,545
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,272
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-772
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1900	0	TYPICAL	TYPICAL	Average	Typical	49,405				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	65%	50%	100%	16,057					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
ONE STORY FRAME	1980	320	C 100	20,083	Avq.	65%	50%	100%	6,527	
Frame Shed	1970	100	C 100	612	Avq-	65%	100%	100%	398	
1/2S AD/GAR.....	1990	1008	C 100	42,775	Avq.	84%	100%	100%	35,931	
1.50 ST BARN.....	1900	1118	D 100	37,565	Avq-	57%	100%	100%	21,412	
864 SFLA									64,268	
						Outbuilding Total		64,268		
Acpt Land		408,100		Accepted Bldg		80,300		Total		488,400

WISCASSET
 Name: LANGDON, DEBORAH FARRAR

Valuation Report

09/13/2022

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Map/Lot:

R05-117-A

Account: 772 Card: 1 of 1

Location:

BROWN ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use RURAL
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	04/01/1985
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B1107P0079
 Reference 2 R-05-117/A0 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	90%	Neighborho	29,250
0.92	Acres-HS Size Adj	3,250.00	2,990	100%		2,990
Total Acres 0.92					Land Total	32,240

Acpt Land	32,200	Accepted Bldg	0	Total	32,200
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Name: LANGDON, DEBORAH F J/T

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LANGDON, THOMAS D

Map/Lot:

R05-118

Account: 773 Card: 1 of 1

Location:

63 BROWN ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 04/13/2008
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B4131P0310 B4222P0183
Reference 2 R-05-118/00 0000000000
Tran/Land/Bldg 6 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 106

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value and 0.90 Acres-HS Size Adj.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Includes sub-sections for Functional Obsolescence, Economic Obsolescence, and Outbuildings/Additions/Improvements.

Acpt Land

35,400

Accepted Bldg

176,100

Total

211,500

WISCASSET

Valuation Report

09/13/2022

Name: LANGDON, DEBORAH F J/T

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LANGDON, THOMAS D

Map/Lot:

R05-119

Account: 774 Card: 1 of 1

Location:

BROWN ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use RURAL
Topography Rolling

Utilities NoWater/NoSewer

Street Paved

Sale Data	
Sale Date	04/13/2008
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B4131P0310 B4222P0183

Reference 2 R-05-119/00 0000000000

Tran/Land/Bldg 6 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	100%		32,500
1.00	Acres-HS Size Adj	3,250.00	3,250	100%		3,250
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
23.00	R 20+-Rear 20+	500.00	11,500	100%		11,500
Total Acres 44.00					Land Total	77,250

Acpt Land	77,300	Accepted Bldg	0	Total	77,300
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WISCASSET
 Name: MACPHEE, BRUCE E
 MACPHEE, DEBRA L

Valuation Report

09/13/2022

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Account: 775 Card: 1 of 1

Map/Lot: R05-119-A1
 Location: 125 OLD SHEEPSCOT ROAD

Neighborhood: RURAL NORTHEAST

Zoning/Use: RURAL
 Topography: Rolling
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 10/01/1995
 Sale Price: 22,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Renovations

Reference 1: B2095P0103
 Reference 2: R-05-119/A1 0000000000
 Tran/Land/Bldg: 6 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 0 0 Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	100%		32,500
1.00	Acres-HS Size Adj	3,250.00	3,250	100%		3,250
0.10	Acres-Rear Land 1-10	2,000.00	200	100%		200
Total Acres 1.10						Land Total 35,950

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 100	Base	152,791
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,919
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	TYPICAL	TYPICAL	Average	Typical	156,710
Functional Obsolescence						Value(Rcnd)
None						137,905

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnd
				RCN	Cond	Phy	Func	Econ	
Frame Shed	2004	80	B 100	564	Avq.	88%	100%	100%	496
1 Story/BASEMENT	2004	144	B 100	12,269	Avq.	88%	100%	100%	10,797
Unfinished Attic	2004	144	B 100	722	Avq.	88%	100%	100%	635
Wood Deck	2004	192	B 100	2,424	Avq.	88%	100%	100%	2,133
1.50 ST GARAGE..	2004	672	B 100	45,733	Avq.	88%	100%	100%	40,245
Open Frame Porch	2004	72	B 100	1,940	Avq.	88%	100%	100%	1,707
AB.GR. POOL.....	2005	1	C 100	1,000	Avq.	99%	100%	100%	990
Wood Deck	2005	30	B 100	524	Avq.	88%	100%	100%	461
1,908 SFLA	Outbuilding Total								57,464

Acpt Land 36,000 **Accepted Bldg** 195,400 **Total** 231,400

WISCASSET
 Name: BERRY, JENNIFER M
 BERRY, DEAN G

Valuation Report

09/13/2022

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Account: 776 Card: 1 of 1

Map/Lot:
 Location:

R05-119-A2
 15 BROWN ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 04/16/2021
 Sale Price 59,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4584P0272
 Reference 2 R-05-119/A2 0000000000
 Tran/Land/Bldg 6 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	100%		32,500
1.00	Acres-HS Size Adj	3,250.00	3,250	100%		3,250
0.05	Acres-Rear Land 1-10	2,000.00	100	100%		100
Total Acres 1.05						Land Total 35,850

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1985	14X66	C 100	86,328	Avq-	40%	50%	100%	17,266
Wood Deck	1985	270	C 100	2,904	Avq.	81%	100%	100%	2,352
Wood Deck	1985	120	C 100	1,374	Avq.	81%	100%	100%	1,113
Frame Shed	2014	160	C 100	979	Avq.	92%	100%	100%	901
924 SFLA						Outbuilding Total			21,632

Acpt Land 35,900 **Accepted Bldg** 21,600 **Total** 57,500

Name: WINTERS, WESLEY B

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WINTERS, SANDRA L & WILLIAM F DALEY JR

Map/Lot:

R05-119-A3

Account: 777

Card: 1 of 1

Location:

111 OLD SHEEPSCOT ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 11/09/2018
Sale Price 17,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B4255P0281
Reference 2 R-05-119/A3 0000000000
Tran/Land/Bldg 6 1 15
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 106

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Value, Condition, Replacement Cost, Total Value. Rows include Double Wide, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Overall condition summary and Outbuildings/Improvements table.

Acpt Land

37,400

Accepted Bldg

77,400

Total

114,800

WISCASSET
 Name: TAYLOR, TERENCE D J/T
 TAYLOR, SUSAN I

Valuation Report

09/13/2022

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Account: 778 Card: 1 of 1

Map/Lot:
 Location:

R05-119-B
 BROWN ROAD

Neighborhood RURAL NORTHEAST
 Zoning/Use SHORE RESIDENTIA
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	12/08/2008
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B4077P0140
 Reference 2 R-05-119/B0 0000000000
 Tran/Land/Bldg 6 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	275,000	275,000	30%	Access	82,500
1.00	Acres-Shallow WF Size Adj	27,500.00	27,500	30%	Access	8,250
10.00	Acres-Waterfront Rear	13,000.00	130,000	30%	Access	39,000
10.00	Acres-Waterfront Rear	13,000.00	130,000	30%	Access	39,000
6.00	Acres-Waterfront Rear	13,000.00	78,000	30%	Access	23,400
Total Acres 27.00					Land Total	192,150

Acpt Land	192,200	Accepted Bldg	0	Total	192,200
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Name: DRURY, ROBERT L J/T

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DRURY, CAROLE M

Map/Lot:

R05-119-C

Account: 779 Card: 1 of 1

Location:

33 BROWN ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 11/09/2009
Sale Price 235,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4221P0309
Reference 2 R-05-119/C0 5082523815
Tran/Land/Bldg 6 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 106

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Colonial, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes sub-table for Outbuildings/Additions/Improvements.

Acpt Land

36,200

Accepted Bldg

215,200

Total

251,400

Name: BREWER, ANNA FAHEY

FAHEY, MARGARET L

Map/Lot:

R05-120

Account: 780 Card: 1 of 1

Location: 105 OLD SHEEPSCOT ROAD

Neighborhood: RURAL NORTHEAST

Zoning/Use: RURAL
Topography: Rolling
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B0713P0293
Reference 2: R-05-120/00 0000000000
Tran/Land/Bldg: 6 1 2
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 106

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value and 1.00 Acres-HS Size Adj.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include 14' Mobile Home, Frame Shed, SLAB, and 924 SFLA.

Acpt Land 35,800 Accepted Bldg 26,200 Total 62,000

Valuation Report

Account: 2642 Card: 1 of 1

Location: 91 OLD SHEEPSCOT ROAD

Neighborhood: RURAL NORTHEAST

Zoning/Use: RURAL
Topography: Rolling
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 11/15/2016
Sale Price: 25,000
Sale Type: Land Only
Financing: Unknown
Verified: Public Record
Validity: Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg: 0 0 0
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	100%		32,500
1.00	Acres-HS Size Adi	3,250.00	3,250	100%		3,250
9.00	Acres-Rear Land 1-10	2,000.00	18,000	100%		18,000
Total Acres 10.00						53,750

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	924 Sqft	Grade C 105	Base	121,706
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,333
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,578
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Typical	114,951
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
Incomplete		None		92%	80% 100%	84,604
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Open Frame Porch	2018	400	C 105	8,745	Avq.	6,436
ONE STORY FRAME	2018	208	C 105	13,707	Avq.	10,088
1,594 SFLA						16,524

Acpt Land 53,800 **Accepted Bldg** 101,100 **Total** 154,900

Valuation Report

Map/Lot: R05-121-A

Account: 782 Card: 1 of 1

Location: 47 OLD SHEEPSCOT ROAD

Neighborhood: RURAL NORTHEAST

Zoning/Use: RURAL
Topography: RollingLevel
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 02/10/2011
Sale Price: 160,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B4373P0301
Reference 2: R05-121/A0 0000000000
Tran/Land/Bldg: 6 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	32,500.00	32,500	100%		32,500	
0.74	Acres-HS Size Adj	3,250.00	2,405	100%		2,405	
Total Acres 0.74						Land Total	34,905

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	500 Sqft	Grade B 95	Base	72,000
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,723
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,578
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	0	TYPICAL	TYPICAL	Average	Typical	81,301
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	52,846

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1 & 3/4 STORY FR	1840	357	B 95	35,484	Avq.	65%	100%	100%	23,065
Encl Frame Porch	1840	176	B 95	6,672	Avq.	65%	100%	100%	4,337
ONE STORY FRAME	1840	24	B 95	1,646	Avq.	65%	100%	100%	1,070
Wood Deck	1840	400	C 100	4,230	Avq.	65%	100%	100%	2,750
Frame Shed	1998	240	C 100	1,469	Avq.	88%	100%	100%	1,293
Frame Shed	1840	70	D 100	368	Fair	42%	100%	100%	155
1,524 SFLA						Outbuilding Total			32,670

Acpt Land 34,900 **Accepted Bldg** 85,500 **Total** 120,400

Valuation Report

Map/Lot: R05-122

Account: 2488 Card: 1 of 1

Location: RIVER POINT ROAD

Neighborhood: RURAL NORTHEAST
 Zoning/Use: SHORE RESIDENTIA
 Topography: Rolling
 Utilities: NoWater/NoSewer
 Street: Paved

Sale Data
 Sale Date: 10/14/2016
 Sale Price: 1,500,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B1863P0073 B3092P0182

Reference 2:

Tran/Land/Bldg: 7 1 17

FARM LAND: 0 OPEN SPACE: 0

Exemption(s): Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	275,000	275,000	100%		275,000
1.00	Acres-Shallow WF Size Adj	27,500.00	27,500	100%		27,500
102.22	Acres-Waterfront Rear	13,000.00	1,328,860	80%	Neighborho	1,063,088
5.85	Acres-Waterfront Rear	13,000.00	76,050	80%	Neighborho	0
5.85	Acres-Waterfront Rear	13,000.00	78,000	25%	Restrictio	15,210
Total Acres 109.07						1,380,798

Outbuildings/Additions/Improvements					Percent Good			Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld		
Frame Shed	2007	192	C 100	1.175	Ava.	92%	100%	100%	1.081		
Tennis Court	2007	7200	C 100	29.160	Ava.	92%	100%	100%	26.827		
PIER.....	2007	260	C 100	2.600	Ava.	92%	100%	100%	2.392		
FLOAT & RAMP....	2007	1	C 100	5.000	Ava.	92%	100%	100%	4.600		
Frame Shed	2009	240	C 100	1.469	Ava.	92%	100%	100%	1.351		
ONE STORY FRAME	2011	880	C 100	55.229	Ava.	92%	100%	100%	50.811		
Wood Deck	2011	896	C 100	9.289	Ava.	92%	100%	100%	8.546		
Barn 1S	2013	1152	C 100	28.720	Ava.	92%	100%	100%	26.422		
880 SFLA									122.030		
Acpt Land						1,380,800	Accepted Bldg		122,000	Total	1,502,800

Neighborhood: RURAL NORTHEAST
Zoning/Use: SHORE RESIDENTIA
Topography: Rolling
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 11/22/2017
Sale Price: 320,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B4422P0278
Reference 2: R-05-122/1 LOT #1 CLARK'S POINT
Tran/Land/Bldg: 9 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	200%	Neighborhood	65,000
1.00	Acres-HS Size Adj	3,250.00	3,250	100%		3,250
0.10	Acres-Rear Land 1-10	2,000.00	200	100%		200
Total Acres 1.10					Land Total	68,450

Dwelling Description

Replacement Cost New

Ranch	One Story	1,540 Sqft	Grade A 100	Base	193,102
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-10,256
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Refrig.A/C	Heat	2,637
Rooms	7	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,044
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2011	0	GOOD	GOOD	Above Average	Typical	188,527			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		100%	100%	100%			
						188,527			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Open Frame Porch	2011	40	A 100	1,392	Avq+	97%	100%	100%	1,350
Encl Frame Porch	2011	60	A 100	3,109	Avq+	97%	100%	100%	3,016
1.50 ST GARAGE..	2011	576	A 100	46,321	Avq+	97%	100%	100%	44,931
Wood Deck	2011	160	B 100	2,049	Avq.	92%	100%	100%	1,885
Frame Shed	2005	140	C 105	900	Avq.	91%	100%	100%	819
1,540 SFLA							Outbuilding Total		52,001
Acpt Land		68,500		Accepted Bldg		240,500		Total	309,000

Name: COSTIGAN, MICHAEL D

COSTIGAN, MURIEL

Map/Lot:

R05-122-002

Account: 2490 Card: 1 of 1

Location: 22 RIVER POINT ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use SHORE RESIDENTIA
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 04/01/2020
 Sale Price 320,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1

Reference 2 R-05-122/2 LOT #2 CLARK'S POINT

Tran/Land/Bldg 6 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) 50 0 0 Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	200%	Neighborhood	65,000
1.00	Acres-HS Size Adj	3,250.00	3,250	100%		3,250
0.11	Acres-Rear Land 1-10	2,000.00	220	100%		220
Total Acres 1.11			Land Total			68,470

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One Story ALUM/VINYL 1 OTHER Units-0	1,456 Sqft Masonry Trim Roof Cover	Grade C 110 None Asphalt Shingles	Base Trim Roof	142,733 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,998
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built 2016	Renovated 0	Kitchens TYPICAL	Baths TYPICAL	Condition Average	Layout Typical	Total
						147,731
Functional Obsolescence None	Economic Obsolescence None	Phys. % 92%	Func. % 100%	Econ. % 100%	Value(Rcnld)	135,913

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2016	96	C 110	2,390	Avg.	92%	100%	100%	2,199
Frame Garage	2016	484	C 110	15,838	Avg.	92%	100%	100%	14,571
1,456 SFLA						Outbuilding Total			16,770

Acpt Land 68,500 **Accepted Bldg** 152,700 **Total** 221,200

WISCASSET
 Name: PINCUMBE, DAVID L
 SHIELDS, PAMELA J

Valuation Report

09/13/2022

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Account: 2491 Card: 1 of 1

Map/Lot:
 Location:

R05-122-003
 RIVER POINT ROAD

Neighborhood RURAL NORTHEAST
 Zoning/Use SHORE RESIDENTIA
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 06/23/2021
 Sale Price 90,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2 R-05-122/3 LOT #3 CLARK'S POINT
 Tran/Land/Bldg 6 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 106

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	32,500.00	32,500	200%	Neighborho	65,000	
1.00	Acres-HS Size Adj	3,250.00	3,250	100%		3,250	
0.10	Acres-Rear Land 1-10	2,000.00	200	100%		200	
Total Acres 1.10					Land Total	68,450	
Acpt Land		68,500	Accepted Bldg		0	Total	68,500

WISCASSET
 Name: ROGERS, MARTIN S
 ROGERS, BETH M

Valuation Report

09/13/2022

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Account: 2492 Card: 1 of 1

Map/Lot: R05-122-004
 Location: 21 RIVER POINT ROAD

Neighborhood: RURAL NORTHEAST
 Zoning/Use: SHORE RESIDENTIA
 Topography: Rolling
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 11/24/2021
 Sale Price: 413,222
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Other Non Valid

Reference 1
 Reference 2: R-05-122/4 LOT #4 CLARK'S POINT
 Tran/Land/Bldg: 6 1 15
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 106

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	200%	Neighborhood	65,000
1.00	Acres-HS Size Adj	3,250.00	3,250	100%		3,250
0.11	Acres-Rear Land 1-10	2,000.00	220	100%		220
Total Acres 1.11			Land Total			68,470

Dwelling Description				Replacement Cost New	
Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 1 OTHER Units-0	812 Sqft Masonry Trim Roof Cover	Grade C 110 None Asphalt Shingles	Base Trim Roof	127,362 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,749
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
2020	0	TYPICAL	TYPICAL	Average	Typical	131,111				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
Incomplete	None	92%	35%	100%	42,218					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
1SFr Overhang	2020	20	C 110	1,380	Avq.	92%	35%	100%	445	
Open Frame Porch	2020	120	C 110	2,925	Avq.	92%	35%	100%	942	
Frame Garage	2020	576	C 110	18,142	Avq.	92%	35%	100%	5,842	
1,644 SFLA									7,229	
Acpt Land		68,500		Accepted Bldg		49,400		Total		117,900

Name: KOVARIK, TOM R J/T

KOVARIK, CHRISTIANE

Map/Lot:

R05-122-005

Account: 783 Card: 1 of 1

Location:

5 ICE POND LANE

Neighborhood RURAL NORTHEAST

Zoning/Use SHORE RESIDENTIA
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 12/18/2013
 Sale Price 410,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4744P0050
 Reference 2 R-05-122/5 LOT #5 CLARK'S POINT
 Tran/Land/Bldg 6 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	200%	Neighborho	65,000
1.00	Acres-HS Size Adj	3,250.00	3,250	100%		3,250
Total Acres 1.00						68,250

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,646 Sqft	Grade A 100	Base	285,019
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,611
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2006	0	GOOD	GOOD	Above Average	Typical	292,630			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		97%	100%	100%			
						283,851			
Outbuildings/Additions/Improvements				Percent Good					
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2006	24	C 100	395	Avq.	92%	100%	100%	363
Open Frame Porch	2006	402	A 100	11,216	Avq.	92%	100%	100%	10,319
1.50 ST GARAGE..	2006	784	A 100	61,418	Avq.	92%	100%	100%	56,505
Wood Deck	2006	336	C 100	3,577	Avq.	92%	100%	100%	3,291
Open Frame Porch	2006	128	A 100	3,780	Avq.	92%	100%	100%	3,478
2,880 SFLA									
						Outbuilding Total		73,956	

Acpt Land

68,300

Accepted Bldg

357,800

Total

426,100

WISCASSET
 Name: WARCHOL, SARAH E

Valuation Report

09/13/2022

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Map/Lot:

R05-122-006

Account: 2681 Card: 1 of 1

Location:

29 RIVER POINT ROAD

Neighborhood RURAL NORTHEAST
 Zoning/Use SHORE RESIDENTIA
 Topography Rolling
 Utilities
 Street Paved

Sale Data
 Sale Date 10/25/2018
 Sale Price 334,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 106

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	32,500.00	32,500	200%		65,000	
1.00	Acres-HS Size Adi	3,250.00	3,250	100%		3,250	
0.39	Acres-Rear Land 1-10	2,000.00	780	100%		780	
Total Acres 1.39					Land Total	69,030	
Acpt Land		69,000	Accepted Bldg		0	Total	69,000

WISCASSET
 Name: CLARK'S POINT DEVELOPMENT, LLC.

Valuation Report

09/13/2022

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Account: 2682 Card: 1 of 1

Map/Lot:
 Location:

R05-122-007
 RIVER POINT ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use SHORE RESIDENTIA
 Topography Rolling

Utilities

Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	200%	Neighborho	65,000
1.00	Acres-HS Size Adi	3,250.00	3,250	100%		3,250
0.19	Acres-Rear Land 1-10	2,000.00	380	100%		380
Total Acres 1.19					Land Total	68,630

Acpt Land	68,600	Accepted Bldg	0	Total	68,600
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WISCASSET
 Name: ROBINSON, ALLAN R
 STEUBE, HALLIE M

Valuation Report

09/13/2022

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Account: 2683 Card: 1 of 1

Map/Lot:
 Location:

R05-122-008
 32 RIVER POINT ROAD

Neighborhood: RURAL NORTHEAST
 Zoning/Use: SHORE RESIDENTIA
 Topography: Rolling
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 02/17/2022
 Sale Price: 485,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg: 0 0 0
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	200%	Neighborhood	65,000
1.00	Acres-HS Size Adj	3,250.00	3,250	100%		3,250
0.30	Acres-Rear Land 1-10	2,000.00	600	100%		600
Total Acres 1.30						Land Total 68,850

Dwelling Description

Replacement Cost New

Ranch	One Story	1,806 Sqft	Grade C 110	Base	185,896
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	7,498
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	TYPICAL	TYPICAL	Average	Typical	193,394
Functional Obsolescence						Value(Rcnld)
None						177,922

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
Frame Garage	2020	583	C 110	18,318	Avq.	92%	100%	100%	16,853
Open Frame Porch	2020	132	C 110	3,192	Avq.	92%	100%	100%	2,937
Wood Deck	2020	256	C 110	3,037	Avq.	92%	100%	100%	2,794
Outbuilding Total									22,584

Acpt Land 68,900 **Accepted Bldg** 200,500 **Total** 269,400

WISCASSET
 Name: FORTIN CONSTRUCTION, INC.

Valuation Report

09/13/2022

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Account: 2684 Card: 1 of 1

Map/Lot:
 Location:

R05-122-009
 ICE POND LANE

Neighborhood RURAL NORTHEAST
 Zoning/Use SHORE RESIDENTIA
 Topography Rolling
 Utilities
 Street Paved

Sale Data
 Sale Date 10/05/2021
 Sale Price 80,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 106

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	32,500.00	32,500	200%	Neighborhood	65,000	
1.00	Acres-HS Size Adj	3,250.00	3,250	100%		3,250	
0.19	Acres-Rear Land 1-10	2,000.00	380	100%		380	
Total Acres 1.19					Land Total	68,630	
Acpt Land		68,600	Accepted Bldg		0	Total	68,600

WISCASSET
 Name: CLARK'S POINT DEVELOPMENT, LLC.

Valuation Report

09/13/2022

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Map/Lot:

R05-122-010

Account: 2713 Card: 1 of 1

Location:

RIVER POINT ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use SHORE RESIDENTIA

Topography Rolling

Utilities

Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	200%	Neighborhood	65,000
0.43	Acres-HS Size Adj	3,250.00	1,398	100%		1,398
Total Acres 0.43					Land Total	66,398

Acpt Land	66,400	Accepted Bldg	0	Total	66,400
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WISCASSET
 Name: CLARK'S POINT DEVELOPMENT, LLC.

Valuation Report

09/13/2022

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Map/Lot:

R05-122-011

Account: 2714 Card: 1 of 1

Location:

RIVER POINT ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use SHORE RESIDENTIA

Topography Rolling

Utilities

Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	200%	Neighborhood	65,000
0.48	Acres-HS Size Adj	3,250.00	1,560	100%		1,560
Total Acres 0.48					Land Total	66,560

Acpt Land	66,600	Accepted Bldg	0	Total	66,600
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Name: BRYER, GEORGE S

Page 1039

BRYER, BARBARA G

Map/Lot:

R05-122-012

Account: 2715 Card: 1 of 1

Location: 71 RIVER POINT ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use SHORE RESIDENTIA
Topography Rolling

Utilities
Street Paved

Sale Data
Sale Date 09/20/2021
Sale Price 515,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

FARM LAND 0 OPEN SPACE 0

Exemption(s) 50 0 0 Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	200%	Neighborhood	65,000
0.39	Acres-HS Size Adj	3,250.00	1,268	100%		1,268
Total Acres 0.39			Land Total			66,268

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One Story ALUM/VINYL 1 OTHER Units-0	1,656 Sqft Masonry Trim Roof Cover	Grade C 110 None Asphalt Shingles	Base Trim Roof	162,340 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1080 Sqft, Grade C	Basement Gar	None	Fin Bsmt	52,903
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	7,498
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built 2020	Renovated 0	Kitchens TYPICAL	Baths TYPICAL	Condition Average	Layout Typical	Total			
						222,741			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
Incomplete		None		92%	35%	100%			
						71,723			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2020	576	C 110	18,142	Avq.	92%	35%	100%	5,842
Open Frame Porch	2020	120	C 110	2,925	Avq.	92%	35%	100%	942
Wood Deck	2020	144	C 110	1,781	Avq.	92%	35%	100%	574
1,656 SFLA									7,358
Outbuilding Total									7,358

Acpt Land 66,300 Accepted Bldg 79,100 Total 145,400

Name: WIGTON, ANDREW T

WIGTON, CHRISTINE

Map/Lot:

R05-122-013

Account: 2716 Card: 1 of 1

Location:

77 RIVER POINT ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use SHORE RESIDENTIA
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 09/24/2020
 Sale Price 490,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	200%	Neighborhood	65,000
0.47	Acres-HS Size Adj	3,250.00	1,528	100%		1,528
Total Acres 0.47			Land Total			66,528

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,260 Sqft	Grade C 110	Base	179,103
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	4	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	8,747
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,616
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2019	0	TYPICAL	TYPICAL	Average	Typical	193,466
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcld)
None		None		92%	100% 100%	177,989

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld
Wood Deck	2019	290	C 110	3,419	Avq.	92%	100%	100%	3,145
Unfin Basement	2019	150	C 110	660	Avq.	92%	100%	100%	607
Frame Garage	2019	576	C 110	18,142	Avq.	92%	100%	100%	16,691
Wood Deck	2019	70	C 110	950	Avq.	92%	100%	100%	874
2.5 Story/BSMT	2019	0	C 110	0	Avq.	92%	100%	100%	0
Open Frame Porch	2019	14	C 110	564	Avq.	92%	100%	100%	519
2,205 SFLA									21,836
Outbuilding Total									21,836

Acpt Land

66,500

Accepted Bldg

199,800

Total

266,300

WISCASSET
 Name: CLARK'S POINT DEVELOPMENT, LLC.

Valuation Report

09/13/2022

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Account: 2717 Card: 1 of 1

Map/Lot:
 Location:

R05-122-014
 RIVER POINT ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use SHORE RESIDENTIA
 Topography Rolling
 Utilities
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	200%	Neighborhood	65,000
0.69	Acres-HS Size Adj	3,250.00	2,243	100%		2,243
Total Acres 0.69					Land Total	67,243

Acpt Land 67,200 **Accepted Bldg** 0 **Total** 67,200

WISCASSET
 Name: CLARK'S POINT DEVELOPMENT, LLC.

Valuation Report

09/13/2022

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Account: 2718 Card: 1 of 1

Map/Lot:
 Location:

R05-122-015
 RIVER POINT ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use SHORE RESIDENTIA
 Topography Rolling

Utilities
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	200%	Neighborhood	65,000
0.82	Acres-HS Size Adj	3,250.00	2,665	100%		2,665
Total Acres 0.82					Land Total	67,665

Acpt Land 67,700 **Accepted Bldg** 0 **Total** 67,700

WISCASSET
 Name: CLARK'S POINT DEVELOPMENT, LLC.

Valuation Report

09/13/2022
 Page 1043
 R05-122-017
 ICE POND LANE

Account: 2747 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood RURAL NORTHEAST
 Zoning/Use SHORE RESIDENTIA
 Topography Rolling
 Utilities
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 106

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	32,500.00	32,500	200%	Neighborhood	65,000	
0.50	Acres-HS Size Adj	3,250.00	1,625	100%		1,625	
Total Acres 0.50					Land Total	66,625	
Acpt Land		66,600	Accepted Bldg		0	Total	66,600

WISCASSET
 Name: CLARK'S POINT DEVELOPMENT, LLC.

Valuation Report

09/13/2022
 Page 1044
 R05-122-018
 ICE POND LANE

Account: 2748 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood RURAL NORTHEAST
 Zoning/Use SHORE RESIDENTIA
 Topography Rolling
 Utilities
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 106

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	200%	Neighborhood	65,000
0.83	Acres-HS Size Adj	3,250.00	2,698	100%		2,698
Total Acres 0.83					Land Total	67,698
Acpt Land		67,700	Accepted Bldg		0	Total
						67,700

WISCASSET
 Name: CLARK'S POINT DEVELOPMENT, LLC.

Valuation Report

09/13/2022
 Page 1045
 R05-122-019
 ICE POND LANE

Account: 2749 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood RURAL NORTHEAST
 Zoning/Use SHORE RESIDENTIA
 Topography Rolling
 Utilities
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 106

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	200%	Neighborhood	65,000
0.78	Acres-HS Size Adj	3,250.00	2,535	100%		2,535
Total Acres 0.78				Land Total		67,535
Acpt Land		67,500	Accepted Bldg		0	Total
						67,500

WISCASSET
 Name: CLARK'S POINT DEVELOPMENT, LLC.

Valuation Report

09/13/2022
 Page 1046
 R05-122-023
 ICE POND LANE

Account: 2750 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood RURAL NORTHEAST
 Zoning/Use SHORE RESIDENTIA
 Topography Rolling
 Utilities
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 106

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	32,500.00	32,500	200%	Neighborhood	65,000	
0.59	Acres-HS Size Adj	3,250.00	1,918	100%		1,917	
Total Acres 0.59				Land Total		66,917	
Acpt Land		66,900	Accepted Bldg		0	Total	
						66,900	

WISCASSET
 Name: FOYE, STEPHEN A

Valuation Report

09/13/2022

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Map/Lot:

R05-122-A

Account: 784 Card: 1 of 1

Location:

39 OLD SHEEPSCOT ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use RURAL
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1612P0298

Reference 2 R-05-122/A0 0000000000

Tran/Land/Bldg 6 1 2

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	100%		32,500
0.74	Acres-HS Size Adj	3,250.00	2,405	100%		2,405
Total Acres 0.74						Land Total
						34,905

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1982	14X72	C 100	92,592	Avq-	40%	50%	100%	18,518
Wood Deck	1985	336	C 100	3,577	Avq.	81%	100%	100%	2,897
2S Frame Shed	1985	728	C 100	7,797	Avq.	81%	100%	100%	6,316
Frame Shed	1982	192	D 100	1,010	Fair	58%	100%	100%	586
1,008 SFLA	Outbuilding Total								28,317

Acpt Land

34,900

Accepted Bldg

28,300

Total

63,200

Neighborhood RURAL NORTHEAST

Zoning/Use SHORE STREAM PRO RU
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B1824P0209
Reference 2 R-05-123/00 0000000000
Tran/Land/Bldg 6 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	100%		32,500
1.00	Acres-HS Size Adj	3,250.00	3,250	100%		3,250
0.31	Acres-Rear Land 1-10	2,000.00	620	100%		620
Total Acres 1.31					Land Total	36,370

Dwelling Description

Replacement Cost New

Ranch	One Story	1,152 Sqft	Grade C 100	Base	107,799
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	3,566
Heating	100% Floor/Wall	Cooling	0% None	Heat	-4,499
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0	Plumbing	0
Baths	1	Half Baths	0	Attic	0
Attic	None			Fireplace	0
FirePlaces	0			Insulation	0
Insulation	Full			Unfinished	0
Unfin. Living Area	NONE				

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Below Average	Typical	106,866
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		71%	100%	100%
						75,875

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1978	128	C 100	1,456	Avq-	71%	100%	100%	1,034
Barn 1S	1978	720	D 100	16,362	Avq-	69%	100%	100%	11,290
1,152 SFLA									
Outbuilding Total									12,324

Acpt Land	36,400	Accepted Bldg	88,200	Total	124,600
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Name: SCHNEIDER, RUSSELL C

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SCHNEIDER, ANN

Map/Lot: R05-124

Account: 786 Card: 1 of 1

Location: 11 OLD SHEEPSCOT ROAD

Neighborhood: RURAL NORTHEAST

Zoning/Use: SHORE RESIDENTIA RU
Topography: Steep
Utilities: Dugwell/LakeSeptic System
Street: Paved

Reference 1: B1206P0085
Reference 2: R-05-124/00 0000000000
Tran/Land/Bldg: 6 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 106

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value, Rcnld. Rows include Frame Bay Window, Wood Deck, 1 Story/BASEMENT, 1,763 SFLA, and Outbuilding Total.

Acpt Land 40,000 Accepted Bldg 111,300 Total 151,300

Name: FLEMING, AUSTIN

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FLEMING, LAUREN

Map/Lot:

R05-125

Account: 787 Card: 1 of 1

Location: 8 CLARKS POINT ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use SHORE STREAM PRO RU
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 03/05/2021
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4252P0277
Reference 2 R-05-125/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 106

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Water Influence 1, Acres-Influence W Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Colonial, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Functional Obsolescence, Economic Obsolescence, and Outbuildings/Additions/Improvements.

Acpt Land 83,700 Accepted Bldg 131,300 Total 215,000

WISCASSET
 Name: LIGHT, MARK
 LIGHT, ANN

Valuation Report

09/13/2022

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Account: 788 Card: 1 of 1

Map/Lot: R05-126
 Location: 146 CLARKS POINT ROAD

Neighborhood: RURAL NORTHEAST
 Zoning/Use: SHORE RESIDENTIA
 Topography: Rolling
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 06/26/2019
 Sale Price: 575,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B4346P0272
 Reference 2: R-05-126/00 0000000000
 Tran/Land/Bldg: 6 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 0 0 Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Waterfront	275,000	275,000	50%		137,500	
1.00	Acres-Shallow WF Size Adj	27,500.00	27,500	100%		27,500	
10.00	Acres-Waterfront Rear	13,000.00	130,000	10%	Restrictio	13,000	
10.00	Acres-Waterfront Rear	13,000.00	130,000	10%	Restrictio	13,000	
4.93	Acres-Waterfront Rear	13,000.00	64,090	10%	Restrictio	6,409	
Total Acres 25.93						Land Total	197,409

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,440 Sqft	Grade B 100	Base	235,392
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	..... None	Basement	-16,461
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	13	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,532
Attic	None			Attic	0
FirePlaces	3			Fireplace	9,809
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	1980	TYPICAL	TYPICAL	Good	Typical	235,272
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		80%	100% 100%	188,218

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1930	192	B 100	13,858	Good	80%	100%	100%	11,086
1 & 1/2 STORY FR	1930	960	B 100	87,293	Good	80%	100%	100%	69,834
ONE STORY FRAME	1930	570	B 100	41,139	Good	80%	100%	100%	32,911
Open Frame Porch	1930	288	B 100	6,970	Good	80%	100%	100%	5,576
Wood Deck	1980	800	B 100	9,556	Good	89%	100%	100%	8,505
Frame Garage	1930	342	B 100	12,837	Good	80%	100%	100%	10,270
1.50 ST SHED....	1980	320	C 100	2,240	Avq.	79%	100%	100%	1,770
Frame Shed	2000	64	C 100	392	Avq.	89%	100%	100%	349
4,722 SFLA									
Outbuilding Total									140,301

Acpt Land 197,400 **Accepted Bldg** 328,500 **Total** 525,900

Name: FRANZEN, JR., RAYMOND W.

STEWART, REINE E

Map/Lot:

R05-126-A

Account: 789 Card: 1 of 2

Location: 120 CLARKS POINT ROAD

Neighborhood: RURAL NORTHEAST

Zoning/Use: RESIDENTIAL RES
Topography: Rolling
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B2098P0064
Reference 2: R-05-126/A0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 106

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Conventional Exterior Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 1900, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Below Average, Layout Typical, Total 127,241.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Functional Obsolescence None, Economic Obsolescence None, Phys. % 57%, Func. % 100%, Econ. % 100%, Value(Rcnld) 72,527.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include 1.75 Story/BSMT, ONE STORY FRAME, 1S AD/GAR....., Open Frame Porch, Frame Shed, and 3.016 SFLA.

Summary row: Acpt Land 46,800 Accepted Bldg 169,100 Total 215,900

WISCASSET

Valuation Report

09/13/2022

Name: FRANZEN, JR., RAYMOND W.

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STEWART, REINE E

Map/Lot:

R05-126-A

Account: 789 Card: 2 of 2

Location: 120 CLARKS POINT ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use SHORE RES PROTEC RU

Topography Level

Utilities Drilled WellSeptic System

Street Paved

Reference 1 B2098P0064

Reference 2 R-05-126/A0 0000000000

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) 50 0 0 Land Schedule 106

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
						Phy	Func	Econ		
ONE STORY FRAME	1940	1440	C 100	90,374	Avg.	65%	100%	100%	58,743	
4,456 SFLA									58,743	
Accpt Land						0	Accepted Bldg		58,700	Total
									58,700	

WISCASSET

Valuation Report

09/13/2022

Name: FRANZEN, JR., RAYMOND W.

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STEWART, REINE E

Map/Lot:

R05-126-A

Account: 789

Location:

120 CLARKS POINT ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	46,800	169,100	215,900	46,800	169,100	215,900
2	0	58,700	58,700	0	58,700	58,700
TOTAL	46,800	227,800	274,600	46,800	227,800	274,600

Account: 790 Card: 1 of 1

Map/Lot:
 Location:

R05-126-B
 SHEEPSCOT ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use SHORE RESIDENTIA RU
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B1196P0143
 Reference 2 R-05-126/B0 0000000000
 Tran/Land/Bldg 1 7 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 11 0 0 Land Schedule 106

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	275,000	275,000	10%	Restrictio	27,500
1.00	Acres-Shallow WF Size Adj	27,500.00	27,500	10%	Restrictio	2,750
2.00	Acres-Waterfront Rear	13,000.00	26,000	10%	Restrictio	2,600
Total Acres 3.00					Land Total	32,850
Accpt Land		32,900	Accepted Bldg		0	Total
						32,900

Name: BARNAKO, DONNA R. & FRANK R.

DONNA R. BARNAKO REVOCABLE LIV. TRUST

Map/Lot:

R05-126-C

Account: 2025 Card: 1 of 1

Location:

136 CLARKS POINT ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 12/14/2005
Sale Price 742,050
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3606P0063 B4004P0274

Reference 2 R-5-126/C

Tran/Land/Bldg 0 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 106

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Water Influence, Acres-Influence W Size Adj, Acres-Rear Land, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Dwelling Units, Foundation, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 2004, Renovated 0, Kitchens GOOD, Baths GOOD, Condition Above Average, Layout Typical, Total 177,288.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include 1.5 Story/BSMT, 1.5 Story/BSMT, 3/4S AD/GAR....., Open Frame Porch, Wood Deck, 2,886 SFLA, and Outbuilding Total.

Acpt Land

173,100

Accepted Bldg

321,500 Total

494,600

WISCASSET
 Name: CLARK'S POINT DEVELOPMENT, LLC.

Valuation Report

09/13/2022

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Account: 2647 Card: 1 of 1

Map/Lot:
 Location:

R05-126-D
 CLARKS POINT

Neighborhood RURAL NORTHEAST
 Zoning/Use SHORE RESIDENTIA
 Topography Rolling
 Utilities
 Street Gravel

Sale Data
 Sale Date 10/14/2016
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 106

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Waterfront	275,000	275,000	10%	Restrictio	27,500	
1.00	Acres-Shallow WF Size Adj	27,500.00	27,500	10%	Restrictio	2,750	
10.00	Acres-Waterfront Rear	13,000.00	130,000	10%	Restrictio	13,000	
10.00	Acres-Waterfront Rear	13,000.00	130,000	10%	Restrictio	13,000	
24.00	Acres-Waterfront Rear	13,000.00	312,000	10%	Restrictio	31,200	
Total Acres 45.00					Land Total	87,450	
Acpt Land		87,500	Accepted Bldg		0	Total	87,500

WISCASSET
 Name: STEWART, REINE E

Valuation Report

09/13/2022

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Map/Lot:

R05-126-E

Account: 2711 Card: 1 of 1

Location:

CLARKS POINT ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use SHORE RESIDENTIA

Topography Rolling

Utilities

Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	275,000	275,000	50%	Neighborho	137,500
1.00	Acres-Shallow WF Size Adj	27,500.00	27,500	100%		27,500
27.50	Acres-Waterfront Rear	13,000.00	357,500	100%		357,500
Total Acres 28.50					Land Total	522,500

Acpt Land	522,500	Accepted Bldg	0	Total	522,500
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WISCASSET
 Name: MAINE, STATE OF

Valuation Report

09/13/2022

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Map/Lot: R05-127

Account: 791 Card: 1 of 1

Location: CLARKS POINT - R/R R/W

Neighborhood RURAL NORTHEAST

Zoning/Use SHORE STREAM PRO
 Topography Level
 Utilities NoWater/NoSewer
 Street No Street

Reference 1 B0000P0000
 Reference 2 R-05-127/00 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 15 0 0 Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Waterfront Rear	13,000.00	3,250	100%		3,250
Total Acres 0.25				Land Total		3,250

Acpt Land	3,300	Accepted Bldg	0	Total	3,300
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WISCASSET

Valuation Report

09/13/2022

Name: PIERSON, MARK W

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PIERSON, CHRISTINE R

Map/Lot:

R05-127-A

Account: 792 Card: 1 of 1

Location:

SHEEPSCOT ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use SHORE STREAM PRO
Topography Rolling
Utilities NoWater/NoSewer
Street No Street

Sale Data
Sale Date 12/02/2016
Sale Price 75,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4346P0271
Reference 2 R-05-127/A0 0000000000
Tran/Land/Bldg 1 1 15
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 106

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Waterfront, Acres-Shallow WF Size Adj, Acres-Waterfront Rear, and Land Total.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Percent Good (Func, Econ), Value Rcnld. Rows include Finished Attic, Frame Garage, Frame Shed, and 125 SFLA.

Acpt Land 71,800 Accepted Bldg 16,300 Total 88,100

Name: CLEMENT, THOMAS L

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CLEMENT, CYNTHIA L

Map/Lot:

R05-128

Account: 793 Card: 1 of 1

Location: 104 CLARKS POINT ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use RURAL RU
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 01/31/2018
Sale Price 42,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B4199P0118 B4813P0004

Reference 2 R-05-128/00 0000000000

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 106

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, Acres-Rear Land 11-20, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area, and Replacement Cost New values.

Dwelling Condition

Table with 7 columns: Built 2020, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Average, Layout Typical, Total Value, Functional Obsolescence None, Economic Obsolescence None, Phys. % 92%, Func. % 100%, Econ. % 100%, Value(Rcnld) 279,006.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Open Frame Porch, Frame Garage, Wood Deck, and Outbuilding Total.

Acpt Land

56,700

Accepted Bldg

308,400 Total

365,100

WISCASSET
 Name: ROSE, CASSAUNDRA
 ROSE, THATCHER

Valuation Report

09/13/2022

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Account: 794 Card: 1 of 1

Map/Lot: R05-128-A
 Location: 110 CLARKS POINT ROAD

Neighborhood: RURAL NORTHEAST

Zoning/Use: RURAL
 Topography: Above Street
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 12/09/2019
 Sale Price: 185,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B4577P0186
 Reference 2: R-05-128/A0 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 0 0 Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	100%		32,500
1.00	Acres-HS Size Adj	3,250.00	3,250	100%		3,250
0.38	Acres-Rear Land 1-10	2,000.00	760	100%		760
Total Acres 1.38						Land Total 36,510

Dwelling Description

Replacement Cost New

Ranch	One Story	1,352 Sqft	Grade C 105	Base	132,839
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,386
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,361
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1978	0	TYPICAL	TYPICAL	Above Average	Typical	140,586			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		87%	100%	100%			
						122,310			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1978	192	C 105	12,652	Avq+	85%	100%	100%	10,754
Canopy	1978	336	C 100	3,456	Avq+	85%	100%	100%	2,938
Frame Shed	1978	120	C 100	734	Avq.	78%	100%	100%	573
1,544 SFLA									Outbuilding Total 14,265
Acpt Land		36,500		Accepted Bldg		136,600		Total 173,100	

Name: MANEVAL, PHILIP A

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MANEVAL, WENDY

Map/Lot:

R05-128-B

Account: 795 Card: 1 of 1

Location: 91 CLARKS POINT ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use SHORE RESIDENTIA
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/05/2016
 Sale Price 308,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4422P0279
 Reference 2 R-05-128/B0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	150,000	150,000	80%	Topoqraphy	120,000
1.00	Acres-Influence W Size Adj	15,000.00	15,000	100%		15,000
9.10	Acres-Rear Land 1-10	2,000.00	18,200	100%		18,200
Total Acres 10.10					Land Total	153,200

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 95	Base	142,305
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	142,305
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		81%	100% 100%	115,267

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1980	368	B 95	4,266	Avq.	81%	100%	100%	3,455
BSMT ENTRY.....	1980	96	B 95	1,283	Avq.	81%	100%	100%	1,039
1.50 ST GARAGE..	1998	864	A 100	67,222	Good	95%	100%	100%	63,861
APT	1998	432	D 100	23,316	Avq-	78%	100%	100%	18,186
Encl Frame Porch	2006	169	B 95	6,422	Avq.	81%	100%	100%	5,202
Wood Deck	1980	247	B 95	2,916	Avq.	81%	100%	100%	2,362
1,764 SFLA									94,105

Acpt Land 153,200 **Accepted Bldg** 209,400 **Total** 362,600

Account: 796 Card: 1 of 2

Map/Lot: R05-128-C
Location: 68 CLARKS POINT ROAD

Neighborhood: RURAL NORTHEAST

Zoning/Use: RURAL
Topography: Above Street
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B1729P0291 B4192P0295 B4540P0124
Reference 2: R-05-128/C0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	100%		32,500
1.00	Acres-HS Size Adj	3,250.00	3,250	100%		3,250
9.30	Acres-Rear Land 1-10	2,000.00	18,600	100%		18,600
Total Acres 10.30						Land Total 54,350

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 100	Base	152,791
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-12,345
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,919
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,871
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built 1990	Renovated 1999	Kitchens TYPICAL	Baths TYPICAL	Condition Average	Layout Typical	Total Value(Rcnld)
None	None	None	None	85%	100%	127,701

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2021	400	C 100	25,104	Avq.	92%	50%	100%	11,548
Frame Shed	1990	96	C 100	588	Avq.	84%	100%	100%	494
1.75 ST GARAGE..	1999	1008	C 105	73,929	Avq.	88%	100%	100%	65,058
CARPORT.....	2002	396	C 100	5,041	Avq.	90%	100%	100%	4,537
Encl Frame Porch	2006	192	B 100	7,623	Avq.	85%	100%	100%	6,480
Frame Shed	1990	80	C 100	490	Avq.	84%	100%	100%	412
Frame Garage	2013	504	D 100	12,774	Avq.	92%	100%	100%	11,752
2,164 SFLA									100,281

Acpt Land 54,400 Accepted Bldg 228,000 Total 282,400

Valuation Report

Map/Lot:

R05-128-C

Account: 796 Card: 2 of 2

Location:

68 CLARKS POINT ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use RURAL
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1729P0291 B4192P0295 B4540P0124
 Reference 2 R-05-128/C0 0000000000
 Tran/Land/Bldg 1 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	100%		32,500
1.00	Acres-HS Size Adj	3,250.00	3,250	100%		3,250
Total Acres 1.00						35,750

Dwelling Description

Replacement Cost New

Ranch	One Story	1,568 Sqft	Grade B 100	Base	168,735
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-4,481
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,919
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2016	0	TYPICAL	TYPICAL	Average	Typical	168,173			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
Incomplete		None		92%	95%	100%			
						146,983			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	2016	36	B 100	1,102	Avq.	92%	95%	100%	963
1,568 SFLA							Outbuilding Total	963	

Acpt Land

35,800

Accepted Bldg

147,900

Total

183,700

WISCASSET
Name: DORSEY, MATTHEW W

Valuation Report

09/13/2022

Page 1066

Map/Lot:

R05-128-C

Account: 796

Location:

68 CLARKS POINT ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	54,400	228,000	282,400	54,400	228,000	282,400
2	35,800	147,900	183,700	35,800	147,900	183,700
TOTAL	90,200	375,900	466,100	90,200	375,900	466,100

WISCASSET
 Name: YOUNG, BRYCE J

Valuation Report

09/13/2022

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Map/Lot:

R05-128-E

Account: 2660 Card: 1 of 1

Location: 77 CLARKS POINT ROAD

Neighborhood RURAL NORTHEAST
 Zoning/Use SHORE RESIDENTIA
 Topography
 Utilities
 Street Paved

Sale Data
 Sale Date 06/25/2017
 Sale Price 42,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 106

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Water Influence 1	150,000	150,000	80%	Topoqraphv	120,000	
1.00	Acres-Influence W Size Adi	15,000.00	15,000	100%		15,000	
9.50	Acres-Rear Land 1-10	2,000.00	19,000	100%		19,000	
Total Acres 10.50					Land Total	154,000	
Acpt Land		154,000	Accepted Bldg		0	Total	154,000

Valuation Report

Account: 11 Card: 1 of 1

Location: 32 CLARKS POINT ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use RURAL
Topography Above Street
Utilities NoWater/NoSewer
Street Paved

Sale Data
Sale Date 07/08/2019
Sale Price 37,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4752P0077
Reference 2 R-05-128-F
Tran/Land/Bldg 9 1 15
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	32,500.00	32,500	100%		32,500
1.00	Acres-HS Size Adj	3,250.00	3,250	100%		3,250
2.80	Acres-Rear Land 1-10	2,000.00	5,600	100%		5,600
Total Acres 3.80						Land Total 41,350

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One Story OTHER 1 OTHER Units-0	1,188 Sqft Masonry Trim Roof Cover	Grade C 100 None Sheet Metal	Base Trim Roof	105,874 0 0
Foundation	Concrete Slab	Basement	None	Basement	-12,652
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	1	Add Fixtures	0	Plumbing	0
Baths	1	Half Baths	0	Attic	0
Attic	None			Fireplace	0
FirePlaces	0			Insulation	0
Insulation	Full			Unfinished	0
Unfin. Living Area	NONE				

Dwelling Condition

Built 2020	Renovated 0	Kitchens TYPICAL	Baths TYPICAL	Condition Average	Layout Typical	Total	
						93,222	
Functional Incomplete	Obsolescence	Economic	Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
		None		92%	50%	100%	42,882

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2020	36	C 100	958	Avq.	92%	50%	100%	440
Frame Shed	2000	320	D 100	1,684	Fair	68%	100%	100%	1,145
1,188 SFLA									
Outbuilding Total									1,585

Acpt Land 41,400 **Accepted Bldg** 44,500 **Total** 85,900

Name: PILLING, MARK R

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PILLING, SHEILA M

Map/Lot:

R05-128-G

Account: 797 Card: 1 of 1

Location: 101 CLARKS POINT ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 09/15/2017
Sale Price 248,800
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 106

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adi, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include ONE STORY FRAME, Wood Deck, Encl Frame Porch, Frame Shed, Frame Garage, ONE STORY FRAME, Frame Shed, 1,800 SFLA, and Outbuilding Total.

Acpt Land 40,400 Accepted Bldg 95,300 Total 135,700

WISCASSET

Valuation Report

09/13/2022

Name: CLEMENT, THOMAS L

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CLEMENT, CYNTHIA L

Map/Lot:

R05-128-ON

Account: 2740 Card: 1 of 1

Location: 104 CLARKS POINT ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use RURAL
Topography Rolling
Utilities
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
FARM LAND 0 OPEN SPACE 0
Exemption(s) 55 0 0 Land Schedule 106

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Percent Good, Func, Econ, Value Rcnld. Includes row for SOLAR PANELS (2021) and summary rows for Accpt Land, Accepted Bldg, and Total.

WISCASSET
 Name: LEWIS, BARRY

Valuation Report

09/13/2022

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Map/Lot: R05-129

Account: 798 Card: 1 of 1

Location: POLLY CLARK BROOK

Neighborhood RURAL NORTHEAST
 Zoning/Use SHORE RESIDENTIA
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 03/12/2018
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4590P0105
 Reference 2 R-05-129/00 0000000000
 Tran/Land/Bldg 9 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 106

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	150,000	150,000	50%		75,000
1.00	Acres-Influence W Size Adj	15,000.00	15,000	50%		7,500
7.30	Acres-Rear Land 1-10	2,000.00	14,600	100%		14,600
Total Acres 8.30					Land Total	97,100
Accpt Land		97,100	Accepted Bldg		0	Total
						97,100

Neighborhood	RURAL NORTHEAST	Sale Data
Zoning/Use	SHORE RESIDENTIA RU	Sale Date
Topography	Level	Sale Price
Utilities	Drilled WellSeptic System	Sale Type
Street	Paved	Financing
		Verified
		Validity

Reference 1	B2735P0012
Reference 2	R-05-130/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 106

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	150,000	150,000	50%		75,000
1.00	Acres-Influence W Size Adj	15,000.00	15,000	50%		7,500
0.70	Acres-Rear Land 1-10	2,000.00	1,400	100%		1,400
Total Acres 1.70						Land Total 83,900

Dwelling Description				Replacement Cost New	
Conventional	One Story	672 Sqft	Grade C 100	Base	59,888
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	672 Sqft, Grade C	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1940	0	TYPICAL	TYPICAL	Good	Typical	59,888			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	80%	100%	100%	47,910				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2006	72	C 100	884	Good	80%	100%	100%	707
Frame Shed	1940	64	D 100	337	Fair	42%	100%	100%	142
Wood Deck	2006	360	C 100	3,822	Good	80%	100%	100%	3,058
Open Frame Porch	2006	40	C 100	1,039	Good	80%	100%	100%	831
672 SFLA	Outbuilding Total								4,738

Acpt Land	83,900	Accepted Bldg	52,600	Total	136,500
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Name: EON, RAYMOND K

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MARTIN, LINDA M

Map/Lot:

R05-131

Account: 800 Card: 1 of 1

Location: 3 CLARKS POINT ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use SHORE RESIDENTIA
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 04/08/2010
Sale Price 120,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4267P0142
Reference 2 R-05-131/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 6 0 Land Schedule 106

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.80 Acres-HS Size Adj, and Total Acres 0.80.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1999, 0 TYPICAL, TYPICAL, Average, Typical, 89,029.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 89%, 100%, 100%, 79,236.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck, Frame Shed, Frame Garage, Wood Deck, and 912 SFLA.

Acpt Land 35,100 Accepted Bldg 97,900 Total 133,000

Name: MATTHEW, SERVILIO B

Page 1074

PALUCK, TARA

Map/Lot:

R05-132

Account: 801 Card: 1 of 1

Location:

307 FEDERAL STREET

Neighborhood RURAL NORTHEAST

Zoning/Use SHORE RESIDENTIA
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 07/30/2020
Sale Price 345,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4312P0226 B4697P0305
Reference 2 R-05-132/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 106

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Water Influence, Acres-Influence W Size Adj, Acres-Rear Land, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area, Replacement Cost New. Rows include Colonial, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Acpt Land

143,000

Accepted Bldg

177,800 Total

320,800

Name: SAINDON, LUKE C

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SAINDON, MONIQUE J

Map/Lot:

R05-132-A

Account: 802 Card: 1 of 1

Location:

291 FEDERAL STREET

Neighborhood RURAL NORTHEAST

Zoning/Use SHORE RESIDENTIA
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 09/25/2020
Sale Price 278,000
Sale Type Land & Buildings
Financing Private Finance
Verified Public Record
Validity Arms Length Sale

Reference 1 B1285P0104
Reference 2 R-05-132/A0 0000000000
Tran/Land/Bldg 6 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 106

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Water Influence 1, Acres-Influence W Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Replacement Cost New, and Value. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Built 1946, Functional Obsolescence None, and Outbuildings/Improvements table.

Acpt Land

142,400

Accepted Bldg

117,400

Total

259,800

Neighborhood	RURAL NORTHEAST	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 11/12/2021
Topography	SteepAbove Street	Sale Price 0
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B0788P0044
 Reference 2 R-06-001/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 106

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	150,000	150,000	100%		150,000
1.00	Acres-Influence W Size Adj	15,000.00	15,000	100%		15,000
8.00	Acres-Waterfront Rear	13,000.00	104,000	100%		104,000
Total Acres 9.00					Land Total	269,000

Dwelling Description				Replacement Cost New		
Colonial	One & 3/4 Story	1,248 Sqft	Grade B 95	Base		193,806
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water C	Cooling	0% None	Heat		0
Rooms	6	HEARTH				
Bedrooms	4	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		2,482
Attic	None			Attic		0
FirePlaces	2			Fireplace		7,448
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1740	0	TYPICAL	TYPICAL	Average	Typical	203,736				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		65%	75%	100%	99,321			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Encl Frame Porch	1740	160	B 95	6,101	Avq.	65%	75%	100%	2,974	
Frame Shed	1960			----- S O U N D V A L U E -----						100
1.25 ST SHED....	1960	240	D 100	1,342	Avq-	61%	100%	100%	819	
Outbuilding Total									3,893	
Acpt Land		269,000		Accepted Bldg		103,200		Total		372,200

Neighborhood RURAL NORTHEAST

Zoning/Use SHORE RESIDENTIA
 Topography Rolling
 Utilities Public WaterPublic Sewer
 Street Paved

Sale Data
 Sale Date 11/12/2021
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B0954P0172
 Reference 2 R-06-002/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	150,000	150,000	100%		150,000
1.00	Acres-Influence W Size Adj	15,000.00	15,000	100%		15,000
6.00	Acres-Waterfront Rear	13,000.00	78,000	100%		78,000
Total Acres 7.00					Land Total	243,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1989	192	C 100	2,108	Avq-	74%	100%	100%	1,560
14' Mobile Home	1986	14X56	D 100	56,815	Fair	30%	50%	100%	8,522
784 SFLA						Outbuilding Total			10,082
Accpt Land		243,000	Accepted Bldg		10,100	Total			253,100

Neighborhood: RURAL NORTH

Zoning/Use: SHORE RESIDENTIA
 Topography: Level
 Utilities: All Public
 Street: Paved

Reference 1: B1217P0269
 Reference 2: R-06-002/01 0000000000
 Tran/Land/Bldg: 8 1 18
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
27.00	Acres-Base Homesite Value	35,000.00	945,000	100%		945,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
0.10	Acres-Rear Land 11-20	1,000.00	100	100%		100
Total Acres 11.10			Land Total			968,600

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
APT	2012	9000	C 110	621,324	Avq+	97%	80%	100%	482,147
APT	2012	8474	C 110	585,011	Avq+	97%	80%	100%	453,969
Open Frame Porch	1980	303	C 100	6,365	Avq.	79%	100%	100%	5,028
Frame Shed	1980	420	C 100	2,570	Avq.	79%	60%	100%	1,218
APT	2012	768	C 110	53,020	Avq+	97%	80%	100%	41,143
Open Frame Porch	1980	80	C 100	1,849	Avq.	79%	100%	100%	1,461
Encl Frame Porch	1980	21	C 100	1,046	Avq.	79%	100%	100%	826
						Outbuilding Total			985,792

Acpt Land	968,600	Accepted Bldg	985,800	Total	1,954,400
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Name: DITERLIZZI, MARK M

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DITERLIZZI, LUCIANA

Map/Lot:

R06-002-002

Account: 806 Card: 1 of 1

Location: 221 FEDERAL STREET

Neighborhood	VILLAGE	Sale Data	
Zoning/Use	RURAL	Sale Date	08/12/2019
Topography	Level	Sale Price	175,000
Utilities	Public WaterPublic Sewer	Sale Type	Land & Buildings
Street	Paved	Financing	Unknown
		Verified	Public Record
		Validity	Foreclosure

Reference 1	B2124P0200
Reference 2	R-06-002/02 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
1.00	Acres-HS Size Adj	11,000.00	11,000	100%		11,000
0.60	Acres-Rear Land 1-10	2,000.00	1,200	100%		1,200
Total Acres 1.60			Land Total			122,200

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	1,076 Sqft	Grade B 95	Base		154,943
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	5	HEARTH		HEARTHS		0
Bedrooms	3	Add Fixtures	0			0
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1987	0	TYPICAL	TYPICAL	Average	Typical	154,943			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		84%	100%	100%	130,152		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.25 ST GARAGE..	1987	572	B 95	27,725	Avq.	84%	100%	100%	23,289
Wood Deck	1987	140	B 95	1,724	Avq.	84%	100%	100%	1,448
Wood Deck	1987	32	B 95	520	Avq.	84%	100%	100%	437
Open Frame Porch	1987	12	B 95	516	Avq.	84%	100%	100%	433
1,883 SFLA									25,607

Acpt Land	122,200	Accepted Bldg	155,800	Total	278,000
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WISCASSET
 Name: MALONEY, WILLIAM J J/T
 MALONEY, CAROLYN S

Valuation Report

09/13/2022

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Account: 807 Card: 1 of 1

Map/Lot: R06-002-003
 Location: 211 FEDERAL STREET

Neighborhood	VILLAGE	Sale Data	
Zoning/Use	RURAL	Sale Date	06/26/2013
Topography	Level	Sale Price	280,000
Utilities	All Public	Sale Type	Land & Buildings
Street	Paved	Financing	Unknown
		Verified	Public Record
		Validity	Arms Length Sale

Reference 1 B4680P0046
 Reference 2 R-06-002/03 0000000000
 Tran/Land/Bldg 8 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 6 50 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
1.00	Acres-HS Size Adj	11,000.00	11,000	100%		11,000
0.30	Acres-Rear Land 1-10	2,000.00	600	100%		600
Total Acres 1.30						Land Total 121,600

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	884 Sqft	Grade B 95	Base		127,296
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	8	HEARTH				
Bedrooms	3	Add Fixtures	1			
Baths	2	Half Baths	0	Plumbing		4,964
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,578
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition											
Built	Renovated	Kitchens	Baths	Condition	Layout	Total					
1987	0	TYPICAL	TYPICAL	Average	Typical	137,838					
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)						
None	None	84%	100%	100%	115,784						
Outbuildings/Additions/Improvements						Value					
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld		
ONE STORY FRAME	1987	104	B 95	7,131	Avq.	84%	100%	100%	5,990		
ONE STORY FRAME	1987	192	B 95	13,165	Avq.	84%	100%	100%	11,059		
Open Frame Porch	1987	48	B 95	1,312	Avq.	84%	100%	100%	1,102		
Wood Deck	1987	116	B 95	1,456	Avq.	84%	100%	100%	1,223		
1.25 ST GARAGE..	1987	528	B 95	25,875	Avq.	84%	100%	100%	21,735		
Frame Shed	2003	128	B 95	855	Avq.	84%	100%	100%	718		
1,843 SFLA									41,827		
Acpt Land						121,600	Accepted Bldg		157,600	Total	279,200

Neighborhood	RURAL NORTHEAST	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 11/17/2021
Topography	Level	Sale Price 410,000
Utilities	Drilled WellPublic Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4532P0165
 Reference 2 R-06-002/B0 0000000000
 Tran/Land/Bldg 6 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 106

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	150,000	150,000	100%		150,000
1.00	Acres-Influence W Size Adj	15,000.00	15,000	100%		15,000
6.50	Acres-Waterfront Rear	13,000.00	84,500	100%		84,500
Total Acres 7.50			Land Total			249,500

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,408 Sqft	Grade C 105	Base	138,342
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-15,745
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,578
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1985	0	TYPICAL	TYPICAL	Average	Typical	126,175			
Functional Obsolescence	Economic Obsolescence		Phys. %		Func. %	Econ. %	Value(Rcnld)		
None	None		83%		100%	100%	104,725		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1985	768	C 105	21,911	Avq.	81%	100%	100%	17,748
Frame Shed	2005	112	C 105	720	Avq.	91%	100%	100%	655
1,408 SFLA	Outbuilding Total								18,403
Acpt Land		249,500	Accepted Bldg		123,100	Total		372,600	

Name: BRANDT, MARY BETH

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BRANDT, JOHN ROBERT

Map/Lot:

R06-003

Account: 810 Card: 1 of 1

Location: 202 FEDERAL STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RURAL	Sale Date 07/01/2021
Topography	Level	Sale Price 234,700
Utilities	Drilled WellPublic Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B1526P0204
 Reference 2 R-06-003/00 0000000000
 Tran/Land/Bldg 8 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
1.00	Acres-HS Size Adj	11,000.00	11,000	100%		11,000
1.02	Acres-Rear Land 1-10	2,000.00	2,040	100%		2,040
Total Acres 2.02					Land Total	123,040

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	400 Sqft	Grade C 105	Base		54,274
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Wet Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1954	0	TYPICAL	TYPICAL	Average	Typical	54,274
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		71%	100% 100%	38,535

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1954	380	C 105	29,562	Avq.	71%	100%	100%	20,989
1.25 ST GARAGE..	1984	624	C 100	27,377	Avq.	81%	100%	100%	22,175
1,080 SFLA									
Outbuilding Total									43,164

Acpt Land	123,000	Accepted Bldg	81,700	Total	204,700
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Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date
Topography	Level	Sale Price
Utilities	Public WaterPublic Sewer	Sale Type
Street	Paved	Financing
		Verified
		Validity

Reference 1	B4671P0255		
Reference 2	R-06-004/00 0000000000		
Tran/Land/Bldg	1	1	11
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
1.00	Acres-HS Size Adj	11,000.00	11,000	100%		11,000
1.75	Acres-Rear Land 1-10	2,000.00	3,500	100%		3,500
Total Acres 2.75					Land Total	124,500

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	666 Sqft	Grade B 95	Base	91,274
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	None			Attic	0
FirePlaces	2			Fireplace	7,448
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1848	0	TYPICAL	TYPICAL	Above Average	Typical	101,204			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	75%	100%	100%	75,903				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1848	371	B 95	25,438	Avq+	75%	100%	100%	19,078
1.25 ST GARAGE..	1990	768	C 100	32,917	Avq.	84%	100%	100%	27,650
Frame Bay Window	1848	21	B 95	1,440	Avq+	75%	100%	100%	1,080
ONE STORY FRAME	1999	162	B 95	11,108	Avq.	88%	100%	100%	9,775
Open Frame Porch	1999	54	B 95	1,446	Avq.	88%	100%	100%	1,272
ONE STORY FRAME	2017	192	B 95	13,165	Avq.	92%	75%	100%	9,084
1,745 SFLA									
Outbuilding Total									67,939
Acpt Land		124,500	Accepted Bldg		143,800	Total		268,300	

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Rolling
Utilities Public WaterPublic Sewer
Street Paved

Sale Data
Sale Date 12/12/2014
Sale Price 285,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3996P0316
Reference 2 R-06-005/00 0000000000
Tran/Land/Bldg 9 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	70,000.00	70,000	100%		70,000
1.00	Acres-Influence W Size Adj	7,000.00	7,000	100%		7,000
0.28	Acres-Rear Land 1-10	2,000.00	560	100%		560
Total Acres 1.28					Land Total	77,560

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	816 Sqft	Grade B 100	Base	123,688
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% Warm & Cool Air	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,613
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-233
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	TYPICAL	TYPICAL	Above Average	Typical	126,068
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
None				75%	100%	100%
None						94,551

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
UA/Fr/B	1870	270	B 100	24,557	Avq+	75%	100%	100%	18,418
Unfinished Attic	1870	135	B 100	677	Avq+	75%	100%	100%	508
Frame Shed	1870	135	B 100	950	Avq+	75%	100%	100%	712
Wood Deck	1990	144	B 100	1,862	Avq+	75%	100%	100%	1,396
Frame Garage	2009	288	B 100	11,423	Avq.	92%	100%	100%	10,509
1.50 ST GARAGE..	2009	672	B 100	45,733	Avq.	92%	100%	100%	42,074
Canopy	2009	72	C 100	803	Avq.	92%	100%	100%	739
Wood Deck	2009	120	C 100	1,374	Avq.	92%	100%	100%	1,264
Finished Attic	2015	672	B 100	12,411	Avq.	92%	100%	100%	11,418
1,697 SFLA									87,038
Outbuilding Total									87,038

Acpt Land 77,600 **Accepted Bldg** 181,600 **Total** 259,200

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 02/01/1997
Sale Price 35,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2218P0296
Reference 2 R-06-005/A0 0000000000
Tran/Land/Bldg 4 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
3.10	Acres-Rear Land 1-10	2,000.00	6,200	100%		6,200
Total Acres 4.10						Land Total 44,700

Dwelling Description

Replacement Cost New

Colonial	Two Story	1,156 Sqft	Grade B 100	Base	208,516
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	9	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,532
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,871
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1999	0	TYPICAL	TYPICAL	Average	Typical	220,919	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		89%	100%	100%	196,618

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
ONE STORY FRAME	1999	320	B 100	23,095	Avq.	89%	100%	100%	20,555
Open Frame Porch	1999	40	B 100	1,195	Avq.	89%	100%	100%	1,064
Open Frame Porch	1999	70	B 100	1,894	Avq.	89%	100%	100%	1,686
3/4S AD/GAR.....	1999	1008	B 100	62,997	Avq.	89%	100%	100%	56,067
Wood Deck	1999	258	B 100	3,199	Avq.	89%	100%	100%	2,847
Frame Shed	1999	140	C 100	857	Avq.	88%	100%	100%	754
ONE STORY FRAME	1999	40	B 100	2,886	Avq.	89%	100%	100%	2,569
Open Frame Porch	1999	53	B 100	1,497	Avq.	89%	100%	100%	1,332
2,672 SFLA									
Outbuilding Total									86,874

Acpt Land

44,700

Accepted Bldg

283,500

Total

328,200

WISCASSET
 Name: CONROY, RICHARD C J/T
 CONROY, GERARD T

Valuation Report

09/13/2022

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Account: 814 Card: 1 of 1

Map/Lot: R06-005-B
 Location: 14 BAYVIEW HEIGHTS

Neighborhood: RURAL NORTH
 Zoning/Use: RURAL
 Topography: Rolling
 Utilities: Public WaterPublic Sewer
 Street: Paved

Sale Data
 Sale Date: 03/01/1995
 Sale Price: 110,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B2049P0050 B4084P0085
 Reference 2: R-06-005/B0 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	70,000.00	70,000	100%		70,000
1.00	Acres-Influence W Size Adj	7,000.00	7,000	100%		7,000
Total Acres 1.00						Land Total 77,000

Dwelling Description

Replacement Cost New

Colonial	One & 3/4 Story	840 Sqft	Grade B 95	Base	133,056
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	TYPICAL	TYPICAL	Above Average	Typical	133,056
Functional Obsolescence						Value(Rcnld)
None						121,081

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
Frame Garage	1989	576	C 100	16,493	Avq.	83%	100%	100%	13,689
Open Frame Porch	1989	96	B 95	2,374	Avq+	91%	100%	100%	2,160
Wood Deck	1989	40	B 95	610	Avq+	91%	100%	100%	555
Wood Deck	2001	304	B 95	3,552	Avq+	91%	100%	100%	3,232
1 Story/BASEMENT	1989	120	B 95	9,714	Avq+	91%	100%	100%	8,840
1,590 SFLA									Outbuilding Total 28,476

Acpt Land 77,000 **Accepted Bldg** 149,600 **Total** 226,600

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography RollingSteep
Utilities All Public
Street Paved

Sale Data
Sale Date 11/23/2020
Sale Price 470,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4693P0267
Reference 2 R-06-005/C0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	70,000.00	70,000	100%		70,000
1.00	Acres-Influence W Size Adj	7,000.00	7,000	100%		7,000
2.10	Acres-Rear Land 1-10	2,000.00	4,200	100%		4,200
Total Acres 3.10					Land Total	81,200

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,178 Sqft	Grade B 110	Base	196,415
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	500 Sqft, Grade B	Basement Gar	None	Fin Bsmt	30,983
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,185
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,458
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1994	0	GOOD	GOOD	Average	Typical	241,041			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		Location		87%	100%	100%			
Outbuildings/Additions/Improvements						Value(Rcnld)			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 STORY FR	1994	160	B 110	16,004	Avq.	87%	100%	100%	13,923
1.50 ST GARAGE..	1994	784	B 110	57,980	Avq.	87%	100%	100%	50,443
Wood Deck	1994	480	B 110	6,383	Avq.	87%	100%	100%	5,553
Wood Deck	1994	40	B 110	706	Avq.	87%	100%	100%	614
2,302 SFLA						Outbuilding Total			70,533

Acpt Land

81,200

Accepted Bldg

280,200

Total

361,400

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellPublic Sewer
Street Paved

Sale Data
Sale Date 07/26/2017
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B1087P0173
Reference 2 R-06-006/A0 0000000000
Tran/Land/Bldg 9 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	70,000.00	70,000	100%		70,000
1.00	Acres-Influence W Size Adj	7,000.00	7,000	100%		7,000
0.63	Acres-Rear Land 1-10	2,000.00	1,260	100%		1,260
Total Acres 1.63						Land Total 78,260

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story CLAPBOARD 2 OTHER Units-0	1,340 Sqft Masonry Trim Roof Cover	Grade C 100 None Asphalt Shingles	Base Trim Roof	194,893 0 0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	3,566
Heating	0% Not Heated	Cooling	0% None	Heat	-14,271
Rooms	7	HEARTH			
Bedrooms	5	Add Fixtures	1	Plumbing	7,952
Baths	2	Half Baths	1	Attic	0
Attic	None			Fireplace	5,105
FirePlaces	1			Insulation	0
Insulation	Full			Unfinished	0
Unfin. Living Area	NONE				

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total					
1890	1968	TYPICAL	TYPICAL	Average	Typical	197,245					
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)						
None	None	65%	100%	100%	128,209						
Outbuildings/Additions/Improvements											
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd		
Open Frame Porch	1890	70	C 100	1,647	Avq.	65%	100%	100%	1,071		
Wood Deck	1988	140	C 100	1,578	Avq.	65%	100%	100%	1,026		
1.75 ST GARAGE..	1970	624	C 100	43,586	Avq.	74%	100%	100%	32,254		
Frame Shed	1970	276	D 100	1,453	Fair	52%	100%	100%	756		
Swimming Pool	1970	1	C 100	5,779	Avq.	99%	100%	100%	5,721		
Wood Deck	2001	126	D 100	1,234	Avq-	79%	100%	100%	975		
2,680 SFLA									41,803		
Acpt Land						78,300	Accepted Bldg		170,000	Total	248,300

Valuation Report

Map/Lot: R06-006-B

Account: 817 Card: 1 of 3

Location: 18 DEER RIDGE ROAD

Neighborhood SOUTHWEST

Zoning/Use RURAL
 Topography Rolling
 Utilities Public WaterPublic Sewer
 Street Paved

Sale Data
 Sale Date 05/13/2021
 Sale Price 1,489,523
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3222P0010 (01/04)
 Reference 2 R-06-006/B0 0000000000
 Tran/Land/Bldg 1 2 18
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
27.00	Acres-Base Homesite Value	30,000.00	810,000	112%	Neighborho	907,200
1.00	Acres-HS Size Adj	3,000.00	3,000	85%		2,550
3.25	Acres-Rear Land 1-10	2,000.00	6,500	85%		5,525
Total Acres 4.25						Land Total 915,275

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
APT	1980	3680	B 100	265,601	Avq+	86%	112%	100%	255,827
2S Open Fr Porch	0	55	B 100	2,517	Avq+	75%	112%	100%	2,115
Wood Deck	0	312	B 100	3,832	Avq+	75%	112%	100%	3,219
CLUBHOUSE.....	1980	748	B 100	52,210	Avq+	86%	112%	100%	50,289
Frame Shed	1980	144	C 100	881	Avq.	79%	112%	100%	780
BSMT FINISHED...	1980	2044	B 100	118,471	Avq+	86%	112%	100%	114,111
2S Open Fr Porch	0	92	B 100	3,923	B Gr	86%	112%	100%	3,779
Outbuilding Total									430,120

Acpt Land 915,300 **Accepted Bldg** 430,100 **Total** 1,345,400

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RURAL	Sale Date 05/13/2021
Topography	Rolling	Sale Price 1,489,523
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3222P0010 (01/04)
 Reference 2 R-06-006/B0 0000000000
 Tran/Land/Bldg 1 2 18
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
APT	1980	3680	B 100	265,601	Avq+	86%	85%	100%	194,154
2S Open Fr Porch	1980	55	B 100	2,517	Avq+	86%	85%	100%	1,840
Wood Deck	1980	312	B 100	3,832	Avq+	86%	85%	100%	2,802
BSMT FINISHED...	1980	2044	B 100	118,471	Avq+	86%	85%	100%	86,602
2S Open Fr Porch	1980	92	B 100	3,923	Avq+	86%	85%	100%	2,868
Outbuilding Total									288,266
Acpt Land			0	Accepted Bldg		288,300	Total		288,300

Valuation Report

Account: 817 Card: 3 of 3

Location: 18 DEER RIDGE ROAD

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RURAL	Sale Date
Topography	Rolling	Sale Price
Utilities	Drilled WellSeptic System	Sale Type
Street	Paved	Financing
		Verified
		Validity

Reference 1 B3222P0010 (01/04)
 Reference 2 R-06-006/B0 0000000000
 Tran/Land/Bldg 1 2 18
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
APT	1980	3680	B 100	265,601	Avg+	86%	85%	100%	194,154
2S Open Fr Porch	0	55	B 100	2,517	Avg+	75%	85%	100%	1,605
BSMT FINISHED...	0	2044	B 100	118,471	Avg+	75%	85%	100%	75,525
2S Open Fr Porch	0	92	B 100	3,923	Avg+	75%	85%	100%	2,501
Wood Deck	0	312	B 100	3,832	Avg+	75%	85%	100%	2,443
Outbuilding Total									276,228
Acpt Land			0	Accepted Bldg		276,200		Total	276,200

WISCASSET
Name: DC DEER RIDGE, LLC

Valuation Report

09/13/2022

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Map/Lot:

R06-006-B

Account: 817

Location:

18 DEER RIDGE ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	915,300	430,100	1,345,400	915,300	430,100	1,345,400
2	0	288,300	288,300	0	288,300	288,300
3	0	276,200	276,200	0	276,200	276,200
TOTAL	915,300	994,600	1,909,900	915,300	994,600	1,909,900

Name: PEPE, TIFFANY L

Page 1093

PEPE, VINCENT M

Map/Lot:

R06-006-C

Account: 818 Card: 1 of 1

Location: 29 DEER RIDGE ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Rolling
Utilities Public WaterPublic Sewer
Street Paved

Sale Data
Sale Date 03/24/2017
Sale Price 299,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4463P0267
Reference 2 R-06-006/CO 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 105

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Water Influence, Acres-Influence W Size Adj, Acres-Rear Land 1-10, Acres-Rear Land 11-20, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include ONE STORY FRAME, 1 Story/BASEMENT, Open Frame Porch, 3/4S AD/GAR., 1.75 ST GARAGE., 2,007 SFLA.

Acpt Land 99,300 Accepted Bldg 288,900 Total 388,200

Name: RENDALL, R KEITH J/T

Page 1094

MITCHELL, JULIE F

Map/Lot:

R06-007

Account: 819 Card: 1 of 1

Location:

252 FEDERAL STREET

Neighborhood RURAL NORTH

Zoning/Use RURAL
 Topography SteepAbove Street
 Utilities Drilled WellPublic Sewer
 Street Paved

Sale Data
 Sale Date 03/13/2013
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B1581P0230 B4639P0003

Reference 2 R-06-007/00 0000000000

Tran/Land/Bldg 6 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	70,000.00	70,000	100%		70,000
1.00	Acres-Influence W Size Adj	7,000.00	7,000	100%		7,000
4.00	Acres-Rear Land 1-10	2,000.00	8,000	100%		8,000
Total Acres 5.00						Land Total 85,000

Dwelling Description

Replacement Cost New

Colonial	Two Story	672 Sqft	Grade B 105	Base	129,820
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,859
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,165
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	0	TYPICAL	TYPICAL	Average	Typical	142,844
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	92,849

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	1840	504	B 105	55,016	Avq.	65%	100%	100%	35,760
1.25 ST GARAGE..	1990	528	C 100	23,684	Avq.	84%	100%	100%	19,895
Frame Shed	1999	96	C 100	588	Avq.	88%	100%	100%	517
Frame Shed	2001	240	C 100	1,469	Avq.	89%	100%	100%	1,307
2,100 SFLA									Outbuilding Total 57,479

Acpt Land

85,000

Accepted Bldg

150,300

Total

235,300

WISCASSET
 Name: THIBEAULT, PATRICIA F
 THIBEAULT, THOMAS JP

Valuation Report

09/13/2022
 Page 1095
 R06-007-A
 ALNA ROAD

Account: 820 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood RURAL NORTH
 Zoning/Use RURAL
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 08/14/2015
 Sale Price 60,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B0954P0172
 Reference 2 R-06-007/A0 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 105

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Base Homesite Value	35,000.00	70,000	100%		70,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
18.00	R 20+-Rear 20+	500.00	9,000	100%		9,000
Total Acres 39.00					Land Total	112,500

Acpt Land 112,500 **Accepted Bldg** 0 **Total** 112,500

WISCASSET
 Name: TAHINCIOGLU, KIMBERLY S
 WEST, CHRISTOPHER M

Valuation Report

09/13/2022

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Account: 821 Card: 1 of 1

Map/Lot: R06-007-B
 Location: 11 DEER RIDGE ROAD

Neighborhood: RURAL NORTH
 Zoning/Use: RURAL
 Topography: SteepAbove Street
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 01/28/2021
 Sale Price: 269,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B3353P0302 (09/04)
 Reference 2: R-06-007/B0 0000000000
 Tran/Land/Bldg: 9 1 11
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	70,000.00	70,000	75%	Topoqrphry	52,500
1.00	Acres-Influence W Size Adj	7,000.00	7,000	100%		7,000
1.00	Acres-Rear Land 1-10	2,000.00	2,000	100%		2,000
Total Acres 2.00			Land Total			61,500

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 3/4 Story CLAPBOARD 1 OTHER Units-0	1,120 Sqft Masonry Trim Roof Cover	Grade B 100 None Asphalt Shingles	Base Trim Roof	169,768 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	170 Sqft, Grade C	Basement Gar	2 CAR	Fin Bsmt	11,690
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,919
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,871
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	TYPICAL	TYPICAL	Average	Typical	191,248
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	175,948

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2006	96	B 100	8,180	Avq.	92%	100%	100%	7,526
Open Frame Porch	2006	32	B 100	1,009	Avq.	92%	100%	100%	928
Wood Deck	2006	421	C 100	4,444	Avq.	92%	100%	100%	4,088
Wood Deck	2006	56	C 100	721	Avq.	92%	100%	100%	663
Frame Shed	2007	128	C 100	783	Avq.	92%	90%	100%	648
2 Story/BASEMENT	2006	160	B 100	20,906	Avq.	92%	100%	100%	19,234
Outbuilding Total									33,087

Acpt Land 61,500 **Accepted Bldg** 209,000 **Total** 270,500

WISCASSET

Valuation Report

09/13/2022

Name: CINQ-MARS, KENNETH W J/T

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CINQ-MARS, GISELE R

Map/Lot:

R06-007-C

Account: 2591 Card: 1 of 1

Location:

DEER RIDGE ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography SteepAbove Street
Utilities NoWater/NoSewer
Street Paved

Sale Data
Sale Date 03/11/2010
Sale Price 23,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4257P0216

Reference 2 R-06-007-C

Tran/Land/Bldg 0 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 105

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Accpt Land 38,600 Accepted Bldg 0 Total 38,600

Valuation Report

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 01/26/2017
 Sale Price 505,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Exempt Property

Reference 1 B4165P0280 B4793P0266

Reference 2 R-06-008/00 0000000000

Tran/Land/Bldg 1 2 12

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	45,000.00	45,000	100%		45,000
1.00	Acres-Commercial Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Commercial Prime	49,500.00	495,000	100%		495,000
0.60	Acres-Commercial 1-20	4,500.00	2,700	100%		2,700
Total Acres 11.60						Land Total 547,200

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
SCHOOL AVERAGE..	1972	53150	C 100	7,902,874	Fair	53%	10%	100%	418,852
Open Frame Porch	0	680	C 100	13,999	Fair	42%	10%	100%	588
Encl Frame Porch	0	960	C 100	31,704	Fair	42%	10%	100%	1,332
UNF. BASEMENT	0	4560	C 100	51,665	Fair	42%	10%	100%	2,170
PAVING.....	0	30000	C 100	60,000	Fair	42%	10%	100%	2,520
Outbuilding Total									425,462

Land 300,000 **Bldg Override** 425,500 **Total** 725,500

Name: GROVER, CHESTER B (J/T) III

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GROVER, MICHELLE M.

Map/Lot:

R06-008-A

Account: 823 Card: 1 of 1

Location: 136 GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use COMMERCIAL

Topography Level

Utilities Public WaterPublic Sewer

Street Paved

Sale Data

Sale Date 12/05/2018

Sale Price 75,000

Sale Type Land & Buildings

Financing Unknown

Verified Public Record

Validity Other Non Valid

Reference 1 B2189P0216

Reference 2 R-06-008/A0 0000000000

Tran/Land/Bldg 8 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	45,000.00	45,000	100%		45,000
1.00	Acres-Commercial Size Adj	4,500.00	4,500	100%		4,500
0.01	Acres-Commercial Prime	49,500.00	495	100%		495
Total Acres 1.01						Land Total 49,995

Dwelling Description				Replacement Cost New		
Conventional Exterior	One & 3/4 Story ALUM/VINYL	629 Sqft Masonry Trim	Grade B 95 None	Base Trim		88,800 0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	8	HEARTH				
Bedrooms	2	Add Fixtures	2			
Baths	1	Half Baths	1	Plumbing		4,964
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-1,708
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition											
Built	Renovated	Kitchens	Baths	Condition	Layout	Total					
1890	0	TYPICAL	TYPICAL	Above Average	Typical	92,056					
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)						
None	None	75%	100%	100%	69,042						
Outbuildings/Additions/Improvements											
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld		
ONE STORY FRAME	1890	144	B 95	9,873	Avq+	75%	100%	100%	7,405		
1.5 Story/BSMT	1890	380	B 95	37,530	Avq+	75%	100%	100%	28,148		
1.50 ST BARN....	1890	912	C 100	36,457	Avq-	60%	45%	100%	9,843		
1.75 ST GARAGE..	1990	900	C 100	62,865	Avq.	84%	100%	100%	52,807		
Wood Deck	1990	80	C 100	966	Avq.	84%	100%	100%	811		
Wood Deck	2021	96	C 100	1,129	Avq.	92%	100%	100%	1,039		
1,815 SFLA									100,053		
Acpt Land						50,000	Accepted Bldg		169,100	Total	219,100

WISCASSET

Valuation Report

09/13/2022

Name: WISCASSET, INHABITANTS OF THE TOWN OF
WISCASSET PRIMARY SCHOOL

Page 1100

Map/Lot:

R06-008B

Account: 2649 Card: 1 of 1

Location:

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Reference 1 B4165P0280 B4793P0266
Reference 2 R-06-008/00 0000000000
Tran/Land/Bldg 1 2 12
FARM LAND 0 OPEN SPACE 0
Exemption(s) 12 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	45,000.00	45,000	100%		45,000
1.00	Acres-Commercial Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Commercial Prime	49,500.00	495,000	100%		495,000
10.08	Acres-Commercial 1-20	4,500.00	45,360	100%		45,360
Total Acres 21.08					Land Total	589,860

Acpt Land	589,900	Accepted Bldg	0	Total	589,900
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Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RURAL	Sale Date 06/01/1995
Topography	Level	Sale Price 150,000
Utilities	Public WaterPublic Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Renovations

Reference 1 B2068P0150
 Reference 2 R-06-009/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 11 0 0 Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
27.00	R 20+-Rear 20+	500.00	13,500	100%		13,500
Total Acres 48.00						Land Total 83,100

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	392 Sqft	Grade B 95	Base		55,341
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition				Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1930	0	TYPICAL	TYPICAL	Average	Typical	55,341	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	65%	100%	100%	35,972		

Outbuildings/ Additions/ Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 STORY FR	1930	266	B 95	22,979	Avq.	65%	100%	100%	14,936
ONE STORY FRAME	1930	266	B 95	18,238	Avq.	65%	100%	100%	11,855
ONE STORY FRAME	1997	400	C 100	25,104	Avq.	87%	100%	100%	21,840
Open Frame Porch	1997	100	C 100	2,254	Avq.	87%	100%	100%	1,961
1.50 ST BARN....	1930	2304	C 100	85,261	Avq+	70%	100%	100%	59,683
1 ST BARN.....	1930	384	C 100	11,486	Avq+	70%	100%	100%	8,040
Unfin Basement	1930	2688	C 100	10,752	Avq+	90%	100%	100%	9,677
1 Story/BASEMENT	1997	984	C 100	72,905	Avq.	87%	100%	100%	63,427
ONE STORY FRAME	1930	312	B 95	21,392	Avq.	65%	100%	100%	13,905
Wood Deck	1997	168	C 100	1,864	Avq.	87%	100%	100%	1,622
3,047 SFLA									
Outbuilding Total									206,946

Acpt Land	83,100	Accepted Bldg	242,900	Total	326,000
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Valuation Report

Account: 825 Card: 2 of 2

Location: 156 GARDINER ROAD

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 06/01/1995
 Sale Price: 150,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Renovations

Reference 1: B2068P0150
 Reference 2: R-06-009/00 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): 11 0 0 Land Schedule: 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Unfinished Attic	1997	500	C 100	2,180	Ava.	87%	100%	100%	1,897
Frame Shed	2001	144	C 100	881	Ava.	89%	100%	100%	784
Open Frame Porch	1930	60	C 100	1,444	C Gr	89%	100%	100%	1,285
Frame Shed	2001	1008	D 100	5,305	Fair	69%	100%	100%	3,660
ONE STORY FRAME	1930	144	D 100	7,772	D Gr	69%	100%	100%	5,363
Unfinished Attic	1930	312	D 100	1,170	D Gr	69%	100%	100%	807
AV POLE SHED....	2011	512	C 100	2,580	Ava.	92%	100%	100%	2,374
3,191 SFLA									
						Outbuilding Total			16,170
Acpt Land		0		Accepted Bldg		16,200		Total	16,200

WISCASSET
Name: MORRIS FARM TRUST

Valuation Report

09/13/2022

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Map/Lot:

R06-009

Account: 825

Location:

156 GARDINER ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	83,100	242,900	326,000	83,100	242,900	326,000
2	0	16,200	16,200	0	16,200	16,200
TOTAL	83,100	259,100	342,200	83,100	259,100	342,200

WISCASSET
 Name: REVISION INVESTMENTS, LLC.

Valuation Report

09/13/2022

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Account: 2705 Card: 1 of 1

Map/Lot:
 Location: 156 GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Rolling
 Utilities
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 55 0 0 Land Schedule 103

Outbuildings/Additions/Improvements									Value
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func Econ	Rcnld	
SOLAR PANELS	2016							4,600	
----- S O U N D V A L U E -----									
							Outbuilding Total	4,600	
Accpt Land			0	Accepted Bldg			4,600	Total	4,600

Name: WISCASSET, INHABITANTS OF
COMMUNITY CENTER

Account: 826 Card: 1 of 1

Map/Lot:
Location:

R06-011
242 GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Reference 1 B1939P0204
Reference 2 R-06-011/00 0000000000
Tran/Land/Bldg 1 2 12
FARM LAND 0 OPEN SPACE 0
Exemption(s) 12 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Commercial	45,000.00	45,000	100%		45,000	
1.00	Acres-Commercial Size Adj	4,500.00	4,500	100%		4,500	
10.00	Acres-Commercial Prime	49,500.00	495,000	100%		495,000	
10.00	Acres-Commercial 1-20	4,500.00	45,000	100%		45,000	
65.00	Acres-Commercial 20+	2,000.00	130,000	100%		130,000	
Total Acres 86.00						Land Total	719,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
						Phy	Func	Econ		
CLUBHOUSE.....	1997	6297	C 100	322,850	Avq.	87%	100%	100%	280,880	
CLUBHOUSE.....	1997	19344	C 100	975,200	Avq.	87%	100%	100%	848,424	
Swimming Pool	1997	3600	C 100	52,243	Avq.	87%	100%	100%	45,451	
WAREHOUSE WD....	1997	1596	C 100	70,096	Avq.	87%	100%	100%	60,984	
1 Story/BASEMENT	1997	864	C 100	64,014	Avq.	87%	100%	100%	55,692	
Encl Frame Porch	1997	72	C 100	2,711	Avq.	87%	100%	100%	2,359	
Open Frame Porch	1997	42	C 100	1,080	Avq.	87%	100%	100%	940	
PAVING.....	1997	30000	C 100	60,000	Avq.	87%	50%	100%	26,100	
864 SFLA									Outbuilding Total	1,320,830

Acpt Land	719,500	Accepted Bldg	1,320,800	Total	2,040,300
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Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: All Public
Street: Paved

Sale Data
Sale Date: 04/01/2022
Sale Price: 0
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Related Parties

Reference 1: B2969P0176 12/02
Reference 2: R-06-011/A0 0000000000
Tran/Land/Bldg: 8 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
0.46	Acres-HS Size Adj	3,600.00	1,656	100%		1,656	
Total Acres 0.46						Land Total	37,656

Dwelling Description

Replacement Cost New

Ranch	One Story	1,300 Sqft	Grade C 105	Base	127,730
Exterior	COMPOSITION	Masonry Trim	80Sqft	Trim	358
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,361
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1976	0	TYPICAL	TYPICAL	Average	Typical	133,449	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		80%	100%	100%	106,759

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Open Frame Porch	1976	80	C 105	1,941	Avq.	80%	100%	100%	1,553	
Open Frame Porch	1976	200	C 105	4,493	Avq.	80%	100%	100%	3,594	
Frame Garage	1976	870	C 105	24,351	Avq.	80%	100%	100%	19,481	
Swimming Pool	1976	1	C 100	5,779	Avq.	99%	100%	100%	5,721	
Frame Shed	1976	64	C 100	392	Avq.	77%	100%	100%	302	
1,300 SFLA									Outbuilding Total	30,651

Acpt Land	37,700	Accepted Bldg	137,400	Total	175,100
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Valuation Report

Neighborhood: RURAL WEST
Zoning/Use: RURAL
Topography: Level
Utilities: Public WaterPublic Sewer
Street: Paved

Sale Data
Sale Date: 11/13/2008
Sale Price: 92,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Distressed Sale

Reference 1: B4070P0189
Reference 2: R-06-011/B0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
0.51	Acres-HS Size Adj	3,600.00	1,836	100%		1,836
Total Acres 0.51						37,836

Dwelling Description

Replacement Cost New

Ranch	One Story	1,092 Sqft	Grade C 105	Base	107,293
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1978	0	TYPICAL	TYPICAL	Above Average	Typical	107,293			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		87%	100%	100%			
						93,345			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1978	80	E 100	363	Poor	42%	100%	100%	152
Frame Shed	1978	100	E 100	453	Poor	42%	100%	100%	190
1,092 SFLA									342

Acpt Land 37,800 **Accepted Bldg** 93,700 **Total** 131,500

Name: SMITH, MICHAEL A J/T

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SMITH, BETH A

Map/Lot:

R06-011-C

Account: 2424 Card: 1 of 1

Location: 214 GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 03/21/2013
 Sale Price 142,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Exempt Property

Reference 1 B4643P0097
 Reference 2 R-06-011-C
 Tran/Land/Bldg 0 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	45,000.00	45,000	100%		45,000
1.00	Acres-Commercial Size Adj	4,500.00	4,500	100%		4,500
2.00	Acres-Commercial 1-20	4,500.00	9,000	100%		9,000
Total Acres 3.00						58,500

Dwelling Description

Replacement Cost New

Ranch	One Story	1,000 Sqft	Grade C 100	Base	93,575
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Refrig.A/C	Heat	1,278
Rooms	6	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-1,136
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,105
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1945	2005	None	TYPICAL	Average	Typical	98,822			
Functional Obsolescence						Value(Rcnld)			
None									
Economic Obsolescence						59,590			
None									
Phys. %						67%			
None									
Func. %						90%			
None									
Econ. %						100%			
None									
Percent Good						Value Rcnld			
None									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
1 Story/BASEMENT	1960	744	C 100	55,123	Avq.	69%	100%	100%	38,035
ONE STORY FRAME	1980	418	C 100	26,234	Avq.	79%	100%	100%	20,725
PAVING.....	1980	5800	C 100	11,600	Avq.	79%	100%	100%	9,164
Frame Shed	1970	400	C 105	2,570	Avq.	74%	100%	100%	1,902
Frame Garaqe	2013	1296	C 105	34,540	Avq+	97%	100%	100%	33,504
2,162 SFLA									103,330
Acpt Land									58,500
Accepted Bldg									162,900
Total									221,400

WISCASSET
 Name: WISCASSET, TOWN OF
 H.S. FIELDS

Valuation Report

09/13/2022

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Account: 2584 Card: 1 of 1

Map/Lot:
 Location:

R06-012
 GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography
 Utilities All Public
 Street Paved

Reference 1 B1854P0039

Reference 2

Tran/Land/Bldg 0 2 12

FARM LAND 0 OPEN SPACE 0

Exemption(s) 12 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	45,000.00	45,000	100%		45,000
1.00	Acres-Commercial Size Adj	4,500.00	4,500	100%		4,500
9.40	Acres-Commercial Prime	49,500.00	465,300	100%		465,300
Total Acres 10.40					Land Total	514,800

Acpt Land	514,800	Accepted Bldg	0	Total	514,800
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Name: WISCASSET, INHABITANTS OF THE TOWN OF

WISCASSET HIGH SCHOOL

Map/Lot:

R06-012-A

Account: 829 Card: 1 of 1

Location:

272 GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 06/18/2014
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Exempt Property

Reference 1 B4165P0278 B4793P0266
Reference 2 R-06-012/00 0000000000
Tran/Land/Bldg 1 2 12
FARM LAND 0 OPEN SPACE 0
Exemption(s) 12 0 0 Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Commercial, 1.00 Acres-Commercial Size Adj, 9.60 Acres-Commercial Prime, and Land Total 766,800.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Lists items like SCHOOL AVERAGE, GARAGE MAS COM, Frame Shed, etc., with their respective values and percentages.

Accpt Land 766,800 Accepted Bldg 7,768,100 Total 8,534,900

Name: WHITTAKER, MELINDA N J/T

Page 1111

WHITTAKER JR., JOHN L

Map/Lot:

R06-013

Account: 830 Card: 1 of 2

Location:

11 LAMSON LANE

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Rolling
Utilities: Public WaterSeptic System
Street: Paved

Sale Data
Sale Date: 09/23/2011
Sale Price: 0
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Related Parties

Reference 1: B2629P0108 B4442P0113
Reference 2: R-06-013/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): 0 50 0 Land Schedule: 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Replacement Cost New, etc. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes sub-sections for Outbuildings/Additions/Improvements and Acpt Land/ Accepted Bldg.

WISCASSET

Valuation Report

09/13/2022

Name: WHITTAKER, MELINDA N J/T

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WHITTAKER JR., JOHN L

Map/Lot:

R06-013

Account: 830 Card: 2 of 2

Location:

11 LAMSON LANE

Neighborhood RURAL WEST

Zoning/Use RURAL

Topography Rolling

Utilities Public WaterSeptic System

Street Paved

Sale Data

Sale Date 09/23/2011

Sale Price 0

Sale Type Land & Buildings

Financing Unknown

Verified Public Record

Validity Related Parties

Reference 1 B2629P0108 12/00

Reference 2 R-06-013/00 0000000000

Tran/Land/Bldg 1 0 0

FARM LAND 0 OPEN SPACE 0

Exemption(s) 0 50 0 Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
1 Stovr/BASEMENT	2010	176	B 95	14,246	Avg.	92%	100%	100%	13,106	
2,044 SFLA									13,106	
Accpt Land						0	Accepted Bldg		13,100	Total
									13,100	

WISCASSET

Valuation Report

09/13/2022

Name: WHITTAKER, MELINDA N J/T

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WHITTAKER JR., JOHN L

Map/Lot:

R06-013

Account: 830

Location:

11 LAMSON LANE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	51,000	145,300	196,300	51,000	145,300	196,300
2	0	13,100	13,100	0	13,100	13,100
TOTAL	51,000	158,400	209,400	51,000	158,400	209,400

Name: LAMSON, DONALD L

Page 1114

LAMSON, DOROTHY ANN

Map/Lot:

R06-013-A

Account: 831 Card: 1 of 1

Location:

35 LAMSON LANE

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Rolling
Utilities Public WaterSeptic System
Street Paved

Reference 1 B1539P0151
Reference 2 R-06-013/A0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Conventional Exterior Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Built 1987, Functional Obsolescence None, and Outbuildings/Improvements.

Acpt Land 48,500 Accepted Bldg 136,400 Total 184,900

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Rolling Steep
Utilities Drilled Well Septic System
Street Paved

Reference 1 B1459P0324 B4768P0316
Reference 2 R-06-013/B0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
2.31	Acres-Rear Land 1-10	2,000.00	4,620	100%		4,620
Total Acres 3.31					Land Total	44,220

Dwelling Description

Replacement Cost New

Cape Cod Exterior	One & 1/2 Story CLAPBOARD	770 Sqft Masonry Trim	Grade B 95 None	Base Trim	105,527 0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-2,090
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	5,523
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-179
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1875	0	TYPICAL	TYPICAL	Fair	Typical	108,781
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		42%	95%	100%
						43,404

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1875	276	B 95	18,924	Fair	42%	95%	100%	7,551
Unfinished Attic	1875	276	B 95	1,314	Fair	42%	95%	100%	524
Frame Shed	1990	180	B 95	1,204	Fair	42%	95%	100%	481
Frame Shed	1990	308	B 95	2,060	Fair	42%	95%	100%	822
Wood Deck	1988	190	C 100	2,088	Avq.	83%	100%	100%	1,733
ONE STORY FRAME	2002	24	C 100	1,506	Avq.	90%	100%	100%	1,355
Unfinished Attic	1875	180	B 95	858	Fair	42%	100%	100%	360
1,455 SFLA									12,826

Acpt Land 44,200 **Accepted Bldg** 56,200 **Total** 100,400

WISCASSET
Name: JONES, JUDITH L

Valuation Report

09/13/2022

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Map/Lot:

R06-013-C

Account: 833 Card: 1 of 1

Location:

GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Rolling
Utilities NoWater/NoSewer
Street Paved

Reference 1 B1559P0350
Reference 2 R-06-013/C0 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600	
0.70	Acres-Rear Land 1-10	2,000.00	1,400	100%		1,400	
Total Acres 1.70					Land Total	41,000	
Accpt Land		41,000	Accepted Bldg		0	Total	41,000

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B0000P0000
 Reference 2 R-06-013/D0 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 14 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
0.20	Acres-HS Size Adj	3,600.00	720	100%		720	
Total Acres 0.20						Land Total	36,720

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
TOWER.....	0									100,000
----- S O U N D V A L U E -----										
Outbuilding Total										100,000

Acpt Land	36,700	Accepted Bldg	100,000	Total	136,700
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WISCASSET
 Name: WILLS, KENNETH A
 WILLS, DEBRA S

Valuation Report

09/13/2022

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Account: 835 Card: 1 of 1

Map/Lot:
 Location:

R06-013-E
 28 LAMSON LANE

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RURAL	Sale Date 12/01/2000
Topography	Level	Sale Price 500
Utilities	Public WaterSeptic System	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B2629P0107 12/00
 Reference 2 R-06-013/E0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.38	Acres-Rear Land 1-10	2,000.00	760	100%		760
Total Acres 1.38			Land Total			40,360

Dwelling Description				Replacement Cost New	
Double Wide	One Story	1,056 Sqft	Grade D 100	Base	60,701
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,672
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,290
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	TYPICAL	TYPICAL	Below Average	Typical	49,739
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		76%	100%	100%
						37,802

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1991	96	D 100	506	Avq-	75%	100%	100%	380
1.50 ST SHED....	2001	400	C 100	2,800	Avq.	89%	100%	100%	2,492
Open Frame Porch	2002	128	C 100	2,821	Avq.	90%	100%	100%	2,539
1,056 SFLA									
Outbuilding Total									5,411

Acpt Land 40,400 **Accepted Bldg** 43,200 **Total** 83,600

WISCASSET
 Name: LAMSON, DONALD L

Valuation Report

09/13/2022

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Account: 2216 Card: 1 of 1

Map/Lot:
 Location:

R06-013-F
 LAMSON LANE

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RURAL	Sale Date 10/01/2000
Topography	Rolling	Sale Price 0
Utilities	NoWater/NoSewer	Sale Type
Street	Paved	Financing
		Verified
		Validity

Reference 1 B2629P0103 10/00
 Reference 2 R-06-013/F
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
7.00	Acres-Rear Land 11-20	1,000.00	7,000	100%		7,000
Total Acres 18.00					Land Total	66,600

Acpt Land	66,600	Accepted Bldg	0	Total	66,600
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Name: DERMODY, JUAN F

DERMODY, SARAH

Map/Lot:

R06-014

Account: 836 Card: 1 of 1

Location:

318 GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 08/18/2016
Sale Price 125,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B1480P0266
Reference 2 R-06-014/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Raised Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 1974, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Above Average, Layout Typical, Total 104,781.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Functional Obsolescence None, Economic Obsolescence None, Phys. % 86%, Func. % 100%, Econ. % 100%, Value(Rcnld) 90,112.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include 1.25 ST GARAGE., Frame Shed, Wood Deck, 1,056 SFLA, and Outbuilding Total.

Acpt Land 41,300 Accepted Bldg 116,900 Total 158,200

Name: DERMODY, JUAN F

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DERMODY, SARAH J

Map/Lot:

R06-015

Account: 837 Card: 1 of 1

Location: 299 GARDINER ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 07/17/2008
Sale Price: 100,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B4030P0266
Reference 2: R-06-015/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.69 Acres-HS Size Adj, and Total Acres 0.69.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1940, 0 TYPICAL, Below Average, Typical, 56,961.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, 57%, 100%, 100%, 32,468.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Frame Shed, Frame Garage, Unfinished Attic, 594 SFLA.

Acpt Land 38,500 Accepted Bldg 50,800 Total 89,300

Name: AUSTIN, BRIAN A

AUSTIN, LINDA G

Map/Lot:

R06-016

Account: 838 Card: 1 of 1

Location:

293 GARDINER ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B0820P0216
Reference 2: R-06-016/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.46 Acres-HS Size Adj, and Total Acres 0.46.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Value, Condition, Material/Type, Value. Rows include Ranch, Exterior, Foundation, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 8 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, 71%, 100%, 100%, and 106,648.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck and 1,635 SFLA.

Acpt Land 37,700 Accepted Bldg 108,000 Total 145,700

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Rolling
 Utilities All Public
 Street Paved

Reference 1 B1033P0064
 Reference 2 R-06-017/00 0000000000
 Tran/Land/Bldg 8 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
4.40	Acres-Rear Land 11-20	1,000.00	4,400	100%		4,400	
Total Acres 15.40						Land Total	64,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	1985	2320	C 100	56,222	Avq-	72%	100%	100%	40,480
Wood Deck	1985	378	C 100	4,006	Avq-	72%	100%	100%	2,884
1S AD/GAR.....	1985	1120	C 100	73,159	Avq-	72%	100%	100%	52,674
Outbuilding Total									96,038

Acpt Land	64,000	Accepted Bldg	96,000	Total	160,000
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WISCASSET
 Name: WYMAN, STUART R

Valuation Report

09/13/2022

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Map/Lot:
 Location:

R06-017-004
 271 GARDINER ROAD

Account: 843 Card: 1 of 1

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B0000P0000
 Reference 2 R-06-017/04 0000000000
 Tran/Land/Bldg 6 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	1978	14X66	D 100	64.627	Avg-	40%	50%	100%	12.925
924 SFLA						Outbuilding Total			12.925
Accpt Land			0	Accepted Bldg		12,900	Total		12,900

Valuation Report

Account: 842 Card: 1 of 1

Location: 279 GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Private

Sale Data
Sale Date 06/29/2004
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B3315P0128 (06/04)
Reference 2 R-06-017/A 0000000000
Tran/Land/Bldg 1 1 2
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
Total Acres 1.00						Land Total 39,600

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,248 Sqft	Grade D 100	Base	71,737
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,430
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,524
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	61,714
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		85%	100% 100%	52,457

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
2S Frame Garage	2005	896	B 100	41,035	Avq.	91%	100%	100%	37,342
Wood Deck	2005	96	C 100	1,129	Avq.	91%	100%	100%	1,027
Wood Deck	1990	96	C 100	1,129	Avq.	84%	100%	100%	948
1,248 SFLA						Outbuilding Total			39,317

Acpt Land 39,600 **Accepted Bldg** 91,800 **Total** 131,400

WISCASSET
 Name: JONES, GREGG T
 JONES, ELAINE F

Valuation Report

09/13/2022

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Map/Lot: R06-017-B

Account: 840 Card: 1 of 1

Location: 287 GARDINER ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
 Topography: Level
 Utilities: Public WaterPublic Sewer
 Street: Paved

Sale Data
 Sale Date: 03/21/2017
 Sale Price: 15,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B0000P0000
 Reference 2: R-06-017/01 0000000000
 Tran/Land/Bldg: 9 1 15
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 6 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
0.60	Acres-HS Size Adj	3,600.00	2,160	100%		2,160
Total Acres 0.60						38,160

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,144 Sqft	Grade D 100	Base	65,759
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,478
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,908
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2017	0	TYPICAL	TYPICAL	Average	Typical	59,189	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		92%	100%	100%	54,454

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2017	294	C 100	9,960	Avq.	92%	100%	100%	9,163
Open Frame Porch	2017	42	C 100	1,080	Avq.	92%	100%	100%	994
Frame Garage	2017	832	C 100	22,325	Avq.	92%	100%	100%	20,539
Wood Deck	2017	80	C 100	966	Avq.	92%	100%	100%	889
1,144 SFLA									
Outbuilding Total									31,585

Acpt Land 38,200 **Accepted Bldg** 86,000 **Total** 124,200

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 06/18/2014
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Exempt Property

Reference 1 B4165P0277 B4793P0266
Reference 2 R-06-018/00 0000000000
Tran/Land/Bldg 1 2 12
FARM LAND 0 OPEN SPACE 0
Exemption(s) 12 0 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Commercial and Acres-Commercial Size Adj.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value, Rcld. Rows include GARAGE FRAME, OFFICE MEZZ, and PAVING.

Accpt Land 48,700 Accepted Bldg 235,700 Total 284,400

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Reference 1 B0614P0015
Reference 2 R-06-019/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 10 0 0 Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include CHURCH AV, FIN. BASEMENT, PAVING, Wood Deck, and Outbuilding Total.

Acpt Land 41,500 Accepted Bldg 359,900 Total 401,400

WISCASSET
Name: ME. DISTRICT CHURCH OF NAZARENE

Valuation Report

09/13/2022

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Account: 2032 Card: 1 of 1

Map/Lot:
Location:

R06-019-001
257 GARDINER ROAD

Neighborhood RURAL WEST
Zoning/Use RURAL
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Reference 1 B0000P0000
Reference 2 R-06-019/01
Tran/Land/Bldg 1 1 3
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Accpt Land	0	Accepted Bldg	0	Total	0
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Neighborhood: RURAL WEST

Zoning/Use: RURAL
 Topography: Level
 Utilities: All Public
 Street: Paved

Sale Data
 Sale Date: 03/20/2019
 Sale Price: 117,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B4475P0021
 Reference 2: R-06-020/00 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
0.52	Acres-HS Size Adj	3,600.00	1,872	100%		1,872
Total Acres 0.52						37,872

Dwelling Description

Replacement Cost New

Ranch	One Story	1,012 Sqft	Grade C 100	Base	94,698
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1976	0	TYPICAL	TYPICAL	Average	Typical	94,698		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		
None		None		80%	100%	100%		
						75,758		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Wood Deck	1976	168	C 100	1,864	Avq.	80%	100%	100%
1,012 SFLA							1,491	
						Outbuilding Total	1,491	

Acpt Land 37,900 **Accepted Bldg** 77,200 **Total** 115,100

Name: SMITH, JOHN W. T/C (1/3 share)

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GLASSER, SARAH SMITH (2/3 share)

Map/Lot:

R06-021

Account: 847 Card: 1 of 1

Location:

233 GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 02/14/2013
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B4640P0050 B4640P0052
Reference 2 R-06-021/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Replacement Cost New, etc. Rows include Conventional Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcld). Includes sub-section for Outbuildings/Additions/Improvements.

Acpt Land

41,200

Accepted Bldg

90,900 Total

132,100

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Public WaterPublic Sewer
Street: Paved

Sale Data
Sale Date: 02/13/2011
Sale Price: 0
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Related Parties

Reference 1: B1082P0231 B2514P0017
Reference 2: R-06-021/A0 0000000000
Tran/Land/Bldg: 8 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
0.77	Acres-HS Size Adj	3,600.00	2,772	100%		2,772	
Total Acres 0.77						Land Total	38,772

Dwelling Description

Replacement Cost New

Double Wide	One Story	864 Sqft	Grade D 100	Base	49,664
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	TYPICAL	TYPICAL	Average	Typical	49,664
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		78%	100% 100%	38,738
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Wood Deck	1987	192	D 100	1,813	Avq.	1,414
864 SFLA						1,414
Outbuilding Total						1,414

Acpt Land 38,800 **Accepted Bldg** 40,200 **Total** 79,000

WISCASSET

Valuation Report

09/13/2022

Name: WISCASSET, TOWN OF

Page 1133

ADULT ED BUILDING

Map/Lot:

R06-022

Account: 849 Card: 1 of 1

Location:

225 GARDINER ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: All Public
Street: Paved

Reference 1: B1099P0086
Reference 2: R-06-022/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): 12 0 0 Land Schedule: 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Frame Garage, Frame Shed, OFFICE WOOD, BSMT UNFINISHED, Canopy, and Outbuilding Total.

Accpt Land: 127,400 Accepted Bldg: 79,100 Total: 206,500

WISCASSET

Valuation Report

09/13/2022

Name: CHENEVERT, PAUL E

Page 1134

CHENEVERT, STACEY L

Map/Lot:

R06-023

Account: 2256 Card: 1 of 1

Location:

BAYVIEW HEIGHTS

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Level

Utilities NoWater/NoSewer

Street Paved

Sale Data	
Sale Date	01/07/2022
Sale Price	69,900
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B4283P0221

Reference 2 R-6-023

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
3.68	Acres-Rear Land 1-10	2,000.00	7,360	100%		7,360
Total Acres 4.68					Land Total	45,860

Accpt Land	45,900	Accepted Bldg	0	Total	45,900
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Valuation Report

Map/Lot:

R06-023-A

Account: 2157 Card: 1 of 1

Location:

47 BAYVIEW HEIGHTS

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 07/20/2016
Sale Price 280,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4781P0043
Reference 2 R-06-023/A0
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
1.90	Acres-Rear Land 1-10	2,000.00	3,800	100%		3,800
Total Acres 2.90						42,300

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	1,080 Sqft	Grade B 100	Base		155,802
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	450 Sqft, Grade C	Basement Gar	None	Fin Bsmt		20,039
Heating	100% Hot Water BB	Cooling	100% None	Heat		0
Rooms	7	HEARTH				0
Bedrooms	3	Add Fixtures	0			0
Baths	2	Half Baths	0	Plumbing		3,919
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1999	0	TYPICAL	TYPICAL	Average	Typical	179,760			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		89%	100% 100%	159,986			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1/2S AD/GAR.....	1998	576	B 100	29,771	Avq.	88%	100%	100%	26,198
Wood Deck	1998	240	B 100	2,988	Avq.	88%	100%	100%	2,629
1,620 SFLA									28,827
Acpt Land		42,300	Accepted Bldg		188,800	Total		231,100	

Name: IAMPIETRO, CANDACE CAHN

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IAMPIETRO, TOMMUS S.

Map/Lot:

R06-023-B

Account: 850 Card: 1 of 1

Location: 48 BAYVIEW HEIGHTS

Neighborhood: RURAL NORTH

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 03/12/2018
Sale Price: 259,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B2679P0018 05/01
Reference 2: R-06-023/B0 0000000000
Tran/Land/Bldg: 6 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 105

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Quantity, Condition, Replacement Cost, Value. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes rows for Overall Condition and a detailed Outbuildings/Improvements table.

Acpt Land 49,300 Accepted Bldg 249,900 Total 299,200

Name: TETU, THOMAS R (TRUSTEE)

Page 1137

TETU, CARMEN M (TRUSTEE)

Map/Lot:

R06-024

Account: 851 Card: 1 of 1

Location:

215 GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 10/23/2012
Sale Price 25,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B4584P0219
Reference 2 R-06-024/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Frame Garage, Open Frame Porch, Wood Deck, Frame Shed, BSMT ENTRY....., Frame Shed, 1,440 SFLA.

Acpt Land 39,800 Accepted Bldg 159,400 Total 199,200

WISCASSET

Valuation Report

09/13/2022

Name: FLANAGAN, JUDY L T/C

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SHEA, CHAS., DEAN, HARRY

Map/Lot:

R06-025

Account: 852 Card: 1 of 1

Location: 197 GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Rolling
Utilities All Public
Street Paved

Sale Data
Sale Date 06/01/1988
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1 B1477P0279 B4300P0216

Reference 2 R-06-025/00 0000000000

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, Acres-Rear Land 11-20, R 20+-Rear 20+, and Land Total.

Acpt Land 40,200 Accepted Bldg 0 Total 40,200

Name: FLANAGAN, TIMOTHY J

Page 1139

FLANAGAN, JUDY S

Map/Lot:

R06-025-A

Account: 853 Card: 1 of 1

Location: 205 GARDINER ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Above Street
Utilities: All Public
Street: Paved

Reference 1: B1429P0055
Reference 2: R-06-025/A0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Outbuildings/Additions/Improvements and 1,040 SFLA.

Acpt Land 40,000 Accepted Bldg 118,200 Total 158,200

WISCASSET
 Name: SHEA, DEAN
 SHEA, SANDRA

Valuation Report

09/13/2022

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Account: 2120 Card: 1 of 1

Map/Lot: R06-025-B
 Location: 197 GARDINER ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
 Topography: Level
 Utilities: All Public
 Street: Paved

Reference 1: B0000P0000
 Reference 2: R-06-025/01
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
Total Acres 1.00			Land Total			39,600

Dwelling Description

Replacement Cost New

Colonial	Two Story	896 Sqft	Grade C 105	Base	147,564
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	448 Sqft, Grade C	Basement Gar	None	Fin Bsmt	20,947
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,386
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	TYPICAL	TYPICAL	Average	Typical	170,897
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		Location		88%	100%	100%
						150,389

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2002	80	D 100	421	Avq.	90%	100%	100%	379
Wood Deck	2002	225	C 100	2,445	Avq.	90%	100%	100%	2,200
Wood Deck	2002	72	C 100	884	Avq.	90%	100%	100%	796
Open Frame Porch	2012	60	C 105	1,516	Avq.	92%	100%	100%	1,395
1,792 SFLA									4,770
Outbuilding Total									4,770

Acpt Land 39,600 **Accepted Bldg** 155,200 **Total** 194,800

Valuation Report

Map/Lot: R06-026

Account: 855 Card: 1 of 1

Location: 179 GARDINER ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
 Topography: Above Street
 Utilities: Drilled WellPublic Sewer
 Street: Paved

Sale Data
 Sale Date: 10/08/2014
 Sale Price: 0
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B4830P0242
 Reference 2: R-06-026/00 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.58	Acres-Rear Land 1-10	2,000.00	1,160	100%		1,160
Total Acres 1.58					Land Total	40,760

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One Story ALUM/VINYL 1 OTHER Units-0	792 Sqft Masonry Trim Roof Cover	Grade C 105 None Sheet Metal	Base Trim Roof	74,112 0 0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0	Plumbing	0
Baths	1	Half Baths	0	Attic	5,406
Attic	1/2 Finished			Fireplace	0
FirePlaces	0			Insulation	0
Insulation	Full			Unfinished	0
Unfin. Living Area	NONE				

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1963	0	TYPICAL	TYPICAL	Average	Typical	79,518
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		74%	90% 100%	52,959

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1970	64	D 100	337	Avq-	65%	100%	100%	219
Frame Shed	1990	143	D 100	752	Avq-	74%	100%	100%	556
Frame Shed	1980	160	D 100	842	Avq-	70%	100%	100%	589
792 SFLA Outbuilding Total									1,364

Acpt Land 40,800 **Accepted Bldg** 54,300 **Total** 95,100

WISCASSET

Valuation Report

09/13/2022

Name: WISCASSET, TOWN OF

Page 1142

PUMP STATION #4

Map/Lot:

R06-027

Account: 856 Card: 1 of 1

Location: 181 GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level

Utilities NoWater/NoSewer

Street Paved

Sale Data	
Sale Date	04/01/1999
Sale Price	1,250
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B2446P0278

Reference 2 R-06-027/00 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) 12 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	10%		3,600
0.06	Acres-HS Size Adj	3,600.00	216	100%		216
Total Acres 0.06					Land Total	3,816

Acpt Land	3,800	Accepted Bldg	0	Total	3,800
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Valuation Report

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Above Street
 Utilities Public Sewer
 Street Paved

Sale Data
 Sale Date 12/18/2019
 Sale Price 250,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B2651P0194
 Reference 2 R-06-028/00 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	45,000.00	45,000	100%		45,000
1.00	Acres-Commercial Size Adj	4,500.00	4,500	100%		4,500
1.00	Acres-Commercial Prime	49,500.00	49,500	100%		49,500
2.00	Acres-Commercial 1-20	4,500.00	9,000	100%		9,000
Total Acres 4.00						Land Total 108,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
OFFICE WOOD.....	1960	2326	C 100	145,980	Avq.	69%	100%	100%	100,726
BSMT	1960	2326	C 100	28,470	Avq.	69%	100%	100%	19,644
OFFICE WOOD.....	1998	1948	C 100	122,256	Avq.	88%	100%	100%	107,585
BSMT	1998	1948	C 100	23,844	Avq.	88%	100%	100%	20,983
APT	1998	870	C 100	54,601	Avq.	88%	70%	100%	33,634
Open Frame Porch	1960	48	C 100	1,201	Avq.	69%	100%	100%	829
Wood Deck	1998	112	C 100	1,292	Avq.	88%	100%	100%	1,137
Frame Garage	1998	484	C 100	14,398	Avq.	88%	100%	100%	12,670
PAVING.....	1998	7000	C 100	14,000	Avq.	88%	50%	100%	6,160
Outbuilding Total									303,368

Acpt Land 108,000 **Accepted Bldg** 303,400 **Total** 411,400

Name: BLAGDON, MICHAEL S

Page 1144

BLAGDON, MICHELLE L

Map/Lot:

R06-028-A

Account: 858 Card: 1 of 1

Location:

58 LANGDON ROAD

Neighborhood: RURAL NORTHWEST

Zoning/Use: RURAL
Topography: Above Street
Utilities: Public SewerDrilled Well
Street: Paved

Sale Data
Sale Date: 07/01/2000
Sale Price: 0
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B2581P0340 B2842P0170
Reference 2: R-06-028/A0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): 0 50 0 Land Schedule: 104

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Conventional Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Outbuildings/Additions/Improvements and 915 SFLA.

Acpt Land 30,900 Accepted Bldg 108,200 Total 139,100

Name: BLAGDON, PAUL H

Page 1145

BLAGDON, BONNIE S

Map/Lot:

R06-028-B

Account: 859 Card: 1 of 1

Location:

64 LANGDON ROAD

Neighborhood: RURAL NORTHWEST

Zoning/Use: RURAL
Topography: SteepAbove Street
Utilities: Drilled WellPublic Sewer
Street: Paved

Reference 1: B1173P0291
Reference 2: R-06-028/B0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 104

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Spec, Condition, Replacement, Value. Rows include Conventional Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnd). Includes a sub-table for Outbuildings/Additions/Improvements with columns for Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, and Value.

Acpt Land

32,400

Accepted Bldg

135,400 Total

167,800

Valuation Report

Account: 860 Card: 1 of 1

Location: 171 GARDINER ROAD

Neighborhood: RURAL WEST
Zoning/Use: RURAL
Topography: Above Street Steep
Utilities: All Public
Street: Paved

Sale Data
Sale Date: 05/17/2019
Sale Price: 144,500
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B2218P0204 B4817P0045
Reference 2: R-06-028/C0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 6 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600	
Total Acres 1.00						Land Total	39,600

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,008 Sqft	Grade D 100	Base	57,942
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,232
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	48,710
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		84%	100% 100%	40,916

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1987	144	C 100	5,062	Avq-	73%	100%	100%	3,695
Wood Deck	1987	100	C 100	1,170	Avq-	73%	100%	100%	854
Frame Shed	1987	120	D 100	631	Avq-	73%	100%	100%	461
1,008 SFLA						Outbuilding Total			5,010

Acpt Land 39,600 **Accepted Bldg** 45,900 **Total** 85,500

WISCASSET

Valuation Report

09/13/2022

Name: BATH SAVINGS TRUST COMPANY & JOY

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TRUSTEES,HERBERT L. CRAFTS MARITAL

Map/Lot:

R06-029

Account: 861 Card: 1 of 1

Location:

0 FOYE ROAD

Neighborhood	RURAL WEST		Sale Data
Tree Growth	2012	Sale Date	05/23/2012
Zoning/Use	RURAL	Sale Price	0
Topography	Level	Sale Type	Land Only
Utilities	Drilled WellSeptic System	Financing	Unknown
Street	Paved	Verified	Public Record
		Validity	Related Parties

Reference 1 B0803P0292 B4290P0128 B4527P0003

Reference 2 R-06-029/00 0000000000

Tran/Land/Bldg 6 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
6.50	Acres-Rear Land 1-10	2,000.00	13,000	100%		13,000
6.00	Acres-Softwood	300.00	1,800	100%		1,800
13.00	Acres-Hardwood	241.00	3,133	100%		3,133
1.24	Acres-Wasteland	60.00	74	100%		74
Total Acres 26.74			Land Total			18,007

Acpt Land	18,000	Accepted Bldg	0	Total	18,000
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Name: MCNAUGHTON, JOY CRAFTS(1/2 INT)

TRUSTEES,HERBERT L. CRAFTS MARITAL

Map/Lot:

Account: 862 Card: 1 of 1

Location:

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 05/23/2012
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B2111P0128 B4290P0128 B4527P0003

Reference 2 0206-029/A0 0000000000

Tran/Land/Bldg 6 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 104

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes sub-table for Outbuildings/Additions/Improvements.

Acpt Land

48,500

Accepted Bldg

261,100 Total

309,600

WISCASSET
 Name: PITCHER, WALDO L (J/T)
 MURRAY, WENDY L

Valuation Report

09/13/2022
 Page 1149
 R06-029-B
 64 FOYE ROAD

Account: 2257 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood: RURAL WEST

Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 01/03/2002
 Sale Price: 17,250
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B2784P0002 01/02
 Reference 2: R-6-029/B0
 Tran/Land/Bldg: 1 1 2
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.23	Acres-Rear Land 1-10	2,000.00	460	100%		460
Total Acres 1.23						Land Total 40,060

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,104 Sqft	Grade D 100	Base	63,460
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,112
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,348
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	TYPICAL	TYPICAL	Average	Typical	54,931
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		90%	100% 100%	49,438

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Garage	2002	768	C 100	20,867	Avq.	90%	100%	100%	18,780
Wood Deck	2002	128	C 100	1,456	Avq.	90%	100%	100%	1,310
Encl Frame Porch	2002	152	C 100	5,323	Avq.	90%	100%	100%	4,791
1,104 SFLA									Outbuilding Total 24,881

Acpt Land 40,100 **Accepted Bldg** 74,300 **Total** 114,400

WISCASSET
 Name: CRAY, RAYMOND P

Valuation Report

09/13/2022

Page 1150

Map/Lot:

R06-030

Account: 863 Card: 1 of 1

Location:

DICKINSON ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B2356P0358
 Reference 2 R-06-030/00 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
3.38	Acres-Rear Land 11-20	1,000.00	3,380	100%		3,380
Total Acres 14.38					Land Total	62,980

Acpt Land 63,000 **Accepted Bldg** 0 **Total** 63,000

WISCASSET
 Name: DORAY, SALLY I J/T
 DORAY, STACEY I

Valuation Report

09/13/2022

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Account: 864 Card: 1 of 2

Map/Lot: R06-030-A
 Location: 175 DICKINSON ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 10/31/2013
 Sale Price: 0
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B0839P0229 BK4728PG0110
 Reference 2: R-06-030/A0 0000000000
 Tran/Land/Bldg: 6 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.77	Acres-Rear Land 1-10	2,000.00	1,540	100%		1,540
Total Acres 1.77						Land Total 41,140

Dwelling Description

Replacement Cost New

Ranch	One Story	1,230 Sqft	Grade C 105	Base	120,852
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,578
Attic	Floor & Stairs			Attic	2,201
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	126,631
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		84%	100% 100%	106,370

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1983	768	C 100	20,867	Avq-	71%	100%	100%	14,816
Encl Frame Porch	1987	72	C 105	2,847	Avq.	82%	100%	100%	2,335
Wood Deck	1987	267	C 105	3,017	Avq.	82%	100%	100%	2,474
1,230 SFLA									Outbuilding Total 19,625

Acpt Land 41,100 **Accepted Bldg** 126,000 **Total** 167,100

WISCASSET

Valuation Report

09/13/2022

Name: DORAY, SALLY I J/T

Page 1152

DORAY, STACEY I

Map/Lot:

R06-030-A

Account: 864 Card: 2 of 2

Location: 179 DICKINSON ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 10/31/2013
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B0839P0229
Reference 2
Tran/Land/Bldg 6 1 0
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Includes rows for 14' Mobile Home, Wood Deck, 2,154 SFLA, and summary rows for Acpt Land, Accepted Bldg, and Total.

WISCASSET

Valuation Report

09/13/2022

Name: DORAY, SALLY I J/T

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DORAY, STACEY I

Map/Lot:

R06-030-A

Account: 864

Location:

179 DICKINSON ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	41,100	126,000	167,100	41,100	126,000	167,100
2	0	10,300	10,300	0	10,300	10,300
TOTAL	41,100	136,300	177,400	41,100	136,300	177,400

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1144P0249
 Reference 2 R-06-030/B0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
0.46	Acres-HS Size Adj	3,600.00	1,656	100%		1,656
Total Acres 0.46					Land Total	37,656

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,120 Sqft	Grade D 100	Base	64,380
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,258
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,368
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1983	0	TYPICAL	TYPICAL	Below Average	Typical	55,685			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		73%	100%	100%			
						40,650			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Frame Garage	1983	320	D 100	9,169	Fair	59%	100%	100%	5,410
1,120 SFLA							Outbuilding Total	5,410	

Acpt Land

37,700

Accepted Bldg

46,100

Total

83,800

Name: HEEDER, DAVIDA (J/T)

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HEEDER, LEWIS B

Map/Lot:

R06-031

Account: 866 Card: 1 of 1

Location: 161 DICKINSON ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 02/23/2001
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2671P0187 02/01
Reference 2 R-06-031/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.64 Acres-HS Size Adj, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Other, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Built 1964, Functional Obsolescence None, and Outbuildings/Improvements.

Acpt Land 38,300 Accepted Bldg 28,100 Total 66,400

WISCASSET
 Name: REED, ROBERT J J/T
 REED, ELAINE C

Valuation Report

09/13/2022

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Account: 867 Card: 1 of 1

Map/Lot: R06-032
 Location: 151 DICKINSON ROAD

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Rolling
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 01/30/2013
 Sale Price: 128,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B4624P0027
 Reference 2: R-06-032/00 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
2.00	Acres-Rear Land 11-20	1,000.00	2,000	100%		2,000
Total Acres 13.00						Land Total 61,600

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	640 Sqft	Grade B 95	Base	90,353
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,723
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,578
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1806	0	TYPICAL	Old Type	Fair	Typical	99,654			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		42%	100% 100%	41,855			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	1806	450	B 95	44,443	Fair	42%	100%	100%	18,666
Open Frame Porch	1806	180	B 95	4,232	Fair	42%	100%	100%	1,777
Wood Deck	1806	294	B 95	3,440	Fair	42%	100%	100%	1,445
Frame Shed	2017	240	D 100	1,263	Avg.	92%	100%	100%	1,162
1,795 SFLA									
						Outbuilding Total		23,050	

Acpt Land 61,600 **Accepted Bldg** 64,900 **Total** 126,500

WISCASSET

Valuation Report

09/13/2022

Name: MCRAE, PETER R

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CROWLEY, JULIE A

Map/Lot:

R06-033

Account: 868 Card: 1 of 1

Location:

DICKINSON ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level

Utilities NoWater/NoSewer

Street Paved

Reference 1 B1092P0005

Reference 2 R-06-033/00 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Rear Land 1-10	2,000.00	8,000	100%	Access	8,000
Total Acres 4.00				Land Total		8,000

Acpt Land	8,000	Accepted Bldg	0	Total	8,000
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WISCASSET

Valuation Report

09/13/2022

Name: LESLIE, SEAVER W

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LESLIE, ANNE CR

Map/Lot:

R06-034

Account: 869 Card: 1 of 1

Location:

WILLOW LANE

Neighborhood RURAL WEST

Zoning/Use RURAL

Topography Level

Utilities NoWater/NoSewer

Street Paved

Reference 1 B2530P0302

Reference 2 R-06-034/00 0000000000

Tran/Land/Bldg 6 1 15

FARM LAND 0 OPEN SPACE 1998

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,000.00	20,000	50%	Open Space	10,000
2.00	Acres-Rear Land 11-20	1,000.00	2,000	50%	Open Space	1,000
Total Acres 12.00					Land Total	11,000

Acpt Land	11,000	Accepted Bldg	0	Total	11,000
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WISCASSET
 Name: MANN, KATE L
 MANN, NEIL D

Valuation Report

09/13/2022

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Map/Lot:

R06-034-A

Account: 870 Card: 1 of 1

Location:

243 WILLOW LANE

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1599P0282
 Reference 2 R-06-034/A0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
7.00	Acres-Rear Land 11-20	1,000.00	7,000	100%		7,000
Total Acres 18.00						Land Total 66,600

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	648 Sqft	Grade B 95	Base	88,807
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	7,446
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	TYPICAL	TYPICAL	Good	Typical	96,253
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	80%	100%	100%	77,002	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.25 ST GARAGE..	1860	1470	C 100	59,923	Avq-	57%	100%	100%	34,156
ONE STORY FRAME	2016	889	B 95	60,955	Avq.	92%	100%	100%	56,079
Open Frame Porch	2016	168	B 95	3,967	Avq.	92%	100%	100%	3,650
Open Frame Porch	2016	109	B 95	2,661	Avq.	92%	100%	100%	2,448
Patio	2017	175	B 95	1,626	Avq.	92%	100%	100%	1,496
Unfin Basement	2017	224	C 100	896	Avq.	92%	100%	100%	824
1.861 SFLA									Outbuilding Total 98,653

Acpt Land

66,600

Accepted Bldg

175,700

Total

242,300

WISCASSET

Valuation Report

09/13/2022

Name: LESLIE, JR., JOHN FREDERICK

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TRUSTEE OF JOHN F. LESLIE TRUST OF 2011

Map/Lot:

R06-034-B

Account: 871 Card: 1 of 1

Location:

DICKINSON ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Rolling
Utilities NoWater/NoSewer
Street Gravel

Reference 1 B2037P0293 B4463P0201

Reference 2 R-06-034/B0 0000000000

Tran/Land/Bldg 6 1 15

FARM LAND 0 OPEN SPACE 1998

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	50%	Open Space	18,000
1.00	Acres-HS Size Adj	3,600.00	3,600	50%	Open Space	1,800
10.00	Acres-Rear Land 1-10	2,000.00	20,000	50%	Open Space	10,000
13.00	Acres-Rear Land 11-20	1,000.00	13,000	50%	Open Space	6,500
11.00	R 20+-Rear 20+	500.00	5,500	50%	Open Space	2,750
Total Acres 35.00					Land Total	39,050

Acpt Land	39,100	Accepted Bldg	0	Total	39,100
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WISCASSET
 Name: NEW ENGLAND FORESTRY FOUND.

Valuation Report

09/13/2022

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Map/Lot:

R06-035

Account: 872 Card: 1 of 1

Location:

WILLOW LANE

Neighborhood RURAL NORTHWEST
 Tree Growth 1998
 Zoning/Use RURAL
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B0792P0218
 Reference 2 R-06-035/00 5084488380
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 104

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
99.00	Acres-Softwood	300.00	29,700	100%		29,700	
Total Acres 99.00				Land Total		29,700	
Acpt Land		29,700	Accepted Bldg		0	Total	29,700

Name: BRIDGHAM, KEITH L

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BRIDGHAM, PATRICIA L

Map/Lot:

R06-036

Account: 873 Card: 1 of 1

Location:

102 WILLOW LANE

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B1178P0185
Reference 2 R-06-036/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value and Acres-HS Size Adj.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Value, Description, Value, Description, Value. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence and Economic Obsolescence.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include 1 & 1/2 STORY FR, ONE STORY FRAME, Wood Deck, Frame Garage, Frame Shed, ONE STORY FRAME, 2,556 SFLA.

Summary row: Acpt Land 37,600 Accepted Bldg 133,000 Total 170,600

WISCASSET
 Name: FOYE(HEIRS OF), MARK

Valuation Report

09/13/2022

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Map/Lot:

R06-036-A

Account: 874 Card: 1 of 1

Location:

84 WILLOW LANE

Neighborhood RURAL WEST

Zoning/Use RESIDENTIAL
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1516P0325
 Reference 2 R-06-036/A0 0000000000
 Tran/Land/Bldg 1 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.43	Acres-Rear Land 1-10	2,000.00	860	100%		860
Total Acres 1.43					Land Total	40,460

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
16' Mobile Home	1988	16X66	D 100	74,686	Avq-	42%	100%	100%	31,555
Wood Deck	2002	144	C 100	1,619	Avq.	90%	100%	100%	1,457
1,056 SFLA						Outbuilding Total			33,012
Accpt Land		40,500	Accepted Bldg		33,000	Total		73,500	

Name: JOHNSON, ELIZABETH ELLEN

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JOHNSON, JERRY D

Map/Lot:

R06-037

Account: 875 Card: 1 of 1

Location:

156 WILLOW LANE

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Below Street
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B1477P0273
Reference 2: R-06-037/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 0 50 0 Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, Acres-Rear Land 11-20, R 20+-Rear 20+, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Price/Unit, Grade, Replacement Cost New, Value. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, and Value(Rcnld).

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck, Frame Garage, Encl Frame Porch, Wood Deck, CARPORT, and 1,862 SFLA.

Summary row: Acpt Land 78,900 Accepted Bldg 175,200 Total 254,100

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Below Street
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 12/09/2010
 Sale Price: 0
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B4351P0046
 Reference 2: R-6-37-A
 Tran/Land/Bldg: 0 1 15
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	65%	Neighborhood	23,400
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
3.00	Acres-Rear Land 1-10	2,000.00	6,000	100%		6,000
Total Acres 4.00					Land Total	33,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,144 Sqft	Grade C 100	Base	107,050
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,544
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2015	0	TYPICAL	TYPICAL	Average	Typical	111,594
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	102,666
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Wood Deck	2015	192	C 100	2,108	Avg.	1,939
1,144 SFLA						1,939

Acpt Land 33,000 **Accepted Bldg** 104,600 **Total** 137,600

Name: RUMRILL PRESERVATION GROUP

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C/O MAC CAPITAL PARTNERS, INC.

Map/Lot:

R06-038

Account: 876 Card: 1 of 1

Location:

234 WILLOW LANE

Neighborhood: RURAL WEST

Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B1529P0277
 Reference 2: R-06-038/00 0000000000
 Tran/Land/Bldg: 7 1 11
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000	
14.00	R 20+-Rear 20+	500.00	7,000	100%		7,000	
Total Acres 35.00						Land Total	76,600

Dwelling Description

Replacement Cost New

Other	One & 1/2 Story	624 Sqft	Grade C 105	Base	72,521
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,978
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,838
Rooms	3	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,386
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	TYPICAL	TYPICAL	Average	Typical	64,091
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		90%	100% 100%	57,682

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2002	528	C 105	16,170	Avq.	90%	100%	100%	14,553
Frame Shed	2002	500	C 100	3,060	Avq.	90%	100%	100%	2,754
Canopy	2002	180	C 100	1,888	Avq.	90%	100%	100%	1,699
936 SFLA									19,006

Acpt Land 76,600 **Accepted Bldg** 76,700 **Total** 153,300

Name: WYMAN, ALTON D

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WYMAN, NANCY R

Map/Lot:

R06-038-A

Account: 877 Card: 1 of 1

Location: 103 RUMERILL ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 08/01/1993
Sale Price: 22,000
Sale Type: Land Only
Financing: Unknown
Verified: Public Record
Validity: Renovations

Reference 1: B1899P0134
Reference 2: R-06-038/A0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 2 50 0 Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Value, Condition, Material/Type, Value. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Functional Obsolescence, Economic Obsolescence, and Outbuildings/Additions/Improvements.

Acpt Land

41,200

Accepted Bldg

153,900 Total

195,100

Valuation Report

Account: 878 Card: 1 of 1

Location: 97 RUMERILL ROAD

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 09/21/2009
 Sale Price: 125,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B4225P0004 B4761P0167
 Reference 2: R-06-038/B0 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
0.97	Acres-HS Size Adj	3,600.00	3,492	100%		3,492
Total Acres 0.97						39,492

Dwelling Description

Replacement Cost New

Ranch	One Story	996 Sqft	Grade C 105	Base	97,861
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,964
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	103,825
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		78%	100% 100%	80,984

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1972	624	C 105	48,544	Avq.	78%	100%	100%	37,864
Frame Garage	1972	576	C 105	17,318	Avq.	78%	100%	100%	13,508
Frame Garage	1972	850	C 100	22,735	Avq.	75%	100%	100%	17,051
Frame Shed	1972	64	D 100	337	Avq.	75%	100%	100%	253
AB.GR. POOL.....	1972	1	C 100	1,000	Avq.	99%	100%	100%	990
Wood Deck	1999	378	B 100	4,607	Avq.	88%	100%	100%	4,054
1,620 SFLA									73,720

Acpt Land 39,500 **Accepted Bldg** 154,700 **Total** 194,200

WISCASSET
 Name: JEWELL, JEREMIAH L J/T
 JEWELL, DAWN M

Valuation Report

09/13/2022

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Account: 879 Card: 1 of 1

Map/Lot: R06-038-C
 Location: 115 RUMERILL ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 07/03/2012
 Sale Price: 170,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B4543P0013
 Reference 2: R-06-038/CO 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600	
0.18	Acres-Rear Land 1-10	2,000.00	360	100%		360	
Total Acres 1.18						Land Total	39,960

Dwelling Description

Replacement Cost New

Colonial	Two Story	1,120 Sqft	Grade C 105	Base	184,455
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,386
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2007	0	TYPICAL	TYPICAL	Average	Typical	186,841			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		92%	100% 100%	171,894			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	2007	16	C 100	313	Avq.	92%	100%	100%	288
BSMT ENTRY.....	2007	20	C 100	245	Avq.	92%	100%	100%	225
1 Story/BASEMENT	2007	168	C 105	13,069	Avq.	92%	100%	100%	12,023
Wood Deck	2007	66	C 100	823	Avq.	92%	100%	100%	757
2,408 SFLA						Outbuilding Total			13,293

Acpt Land 40,000 **Accepted Bldg** 185,200 **Total** 225,200

WISCASSET

Valuation Report

09/13/2022

Name: RUMRILL PRESERVATION GROUP

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C/O MAC CAPITAL PARTNERS, INC

Map/Lot:

R06-039

Account: 880 Card: 1 of 1

Location:

81 RUMERILL ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL

Topography Level

Utilities NoWater/NoSewer

Street Paved

Reference 1 B1963P0335

Reference 2 R-06-039/00 0000000000

Tran/Land/Bldg 6 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
4.80	Acres-Rear Land 11-20	1,000.00	4,800	100%		4,800
Total Acres 15.80					Land Total	64,400

Acpt Land

64,400

Accepted Bldg

0

Total

64,400

WISCASSET
 Name: LONG, SCOTT A J/T
 LONG, JENNIFER D

Valuation Report

09/13/2022

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Account: 881 Card: 1 of 1

Map/Lot: R06-040
 Location: 5 RUMERILL ROAD

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 06/23/2005
 Sale Price: 29,000
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Other Non Valid

Reference 1: B3504P0056 (06/05)
 Reference 2: R-06-040/00 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	90%	Topoqraphy	32,400
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.46	Acres-Rear Land 1-10	2,000.00	920	100%		920
Total Acres 1.46			Land Total			36,920

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,648 Sqft	Grade D 100	Base	94,730
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-15,094
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,013
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2006	0	TYPICAL	TYPICAL	Average	Typical	80,554			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		92%	100% 100%	74,110			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Frame Shed	2006	80	C 100	490	Avq.	92%	100%	100%	451
Open Frame Porch	2006	32	C 100	877	Avq.	92%	100%	100%	807
Wood Deck	2007	224	C 100	2,435	Avq.	92%	100%	100%	2,240
Frame Shed	2009	345	C 100	2,111	Avq.	92%	100%	100%	1,942
1,648 SFLA						Outbuilding Total			5,440

Acpt Land 36,900 **Accepted Bldg** 79,600 **Total** 116,500

Name: PICCIRILLO, DEANNA COLBY J/T

CARON, NICOLE M

Map/Lot:

R06-040-A

Account: 882 Card: 1 of 1

Location:

243 BRADFORD ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 12/14/2012
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B2562P0096 B4606P0120
Reference 2 R-06-040/A0 0000000000
Tran/Land/Bldg 1 1 2
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value, Rcnld. Lists various structures like Mobile Home, Frame Porch, Frame Garage, and Frame Sheds.

Acpt Land 42,400 Accepted Bldg 34,300 Total 76,700

WISCASSET
 Name: KWIATKOWSKY, KENZIE M
 BENNOCH, CASEY T

Valuation Report

09/13/2022

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Account: 2026 Card: 1 of 1

Map/Lot: R06-040-B
 Location: 27 RUMERILL ROAD

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RURAL	Sale Date 10/01/2021
Topography	RollingBelow Street	Sale Price 290,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4825P0255
 Reference 2 R-6-40/B
 Tran/Land/Bldg 0 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.47	Acres-Rear Land 1-10	2,000.00	940	100%		940
Total Acres 1.47			Land Total			40,540

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,344 Sqft	Grade C 105	Base	132,053
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,578
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2005	0	TYPICAL	TYPICAL	Average	Typical	135,631			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		91%	100%	100%	123,424		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2005	100	C 100	612	Avg.	91%	100%	100%	557
Wood Deck	2007	168	C 100	1,864	Avg.	92%	100%	100%	1,715
1,344 SFLA									
Outbuilding Total									2,272
Acpt Land		40,500	Accepted Bldg		125,700	Total			166,200

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B3104P0239 (07/03)
Reference 2: R-06-041/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
3.34	Acres-Rear Land 1-10	2,000.00	6,680	100%		6,680
Total Acres 4.34						Land Total 46,280

Dwelling Description

Replacement Cost New

Ranch	One Story	1,260 Sqft	Grade C 105	Base	123,800
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,361
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1968	0	TYPICAL	TYPICAL	Poor	Typical	129,161			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
COND/DES/UTIL...		None		40%	60%	100%			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1968	600	C 105	39,539	Poor	40%	60%	100%	9,490
Frame Garage	1968	1040	C 105	28,416	Poor	40%	60%	100%	6,820
14' Mobile Home	1975	14X70	D 100	67,752	Avq-	40%	50%	100%	13,550
Frame Shed	1975			----- S O U N D V A L U E -----					500
2,840 SFLA							Outbuilding Total		30,360

Acpt Land 46,300 **Accepted Bldg** 61,400 **Total** 107,700

WISCASSET
 Name: TOZIER, MALLORY D
 TOZIER, JAMES

Valuation Report

09/13/2022

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Account: 884 Card: 1 of 1

Map/Lot: R06-042
 Location: BRADFORD ROAD

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Rolling
 Utilities: NoWater/NoSewer
 Street: Paved

Sale Data
 Sale Date: 01/11/2022
 Sale Price: 39,500
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B4399P0185
 Reference 2: R-06-042/00 0000000000
 Tran/Land/Bldg: 1 1 15
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.90	Acres-Rear Land 1-10	2,000.00	3,800	100%		3,800
0.00	Acres-Rear Land 11-20	1,000.00	4,800	100%		0
Total Acres 2.90					Land Total	43,400

Acpt Land 43,400 **Accepted Bldg** 0 **Total** 43,400

WISCASSET
 Name: SALAZAR, STEVEN

Valuation Report

09/13/2022

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Map/Lot:

R06-042-A

Account: 885 Card: 1 of 1

Location:

BRADFORD ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Below Street
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	04/15/2021
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B2517P0095
 Reference 2 R-06-042/A0 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.01	Acres-Rear Land 1-10	2,000.00	20	100%		20
Total Acres 1.01					Land Total	39,620

Accpt Land	39,600	Accepted Bldg	0	Total	39,600
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Valuation Report

Map/Lot: R06-042-B

Account: 886 Card: 1 of 1

Location: 224 BRADFORD ROAD

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Rolling
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 10/18/2005
 Sale Price: 120,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B3574P0280 B4164P0039
 Reference 2: R-06-042/B0 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
2.52	Acres-Rear Land 1-10	2,000.00	5,040	100%		5,040
Total Acres 3.52						44,640

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,120 Sqft	Grade D 100	Base	64,380
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-2,735
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	977
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Above Average	Typical	62,622
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						Value
None						
88% 100% 100%						55,107

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1980	24	D 100	340	Avq+	88%	100%	100%	299
Frame Shed	1980	80	D 100	421	Avq-	70%	100%	100%	295
1,120 SFLA						Outbuilding Total			594

Acpt Land 44,600 **Accepted Bldg** 55,700 **Total** 100,300

WISCASSET
 Name: LEGG, JOAN M
 LEGG, NORMAN E

Valuation Report

09/13/2022

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Account: 887 Card: 1 of 1

Map/Lot: R06-042-C
 Location: 254 BRADFORD ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1436P0182
 Reference 2 R-06-042/C0 0000000000
 Tran/Land/Bldg 6 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
0.95	Acres-HS Size Adj	3,600.00	3,420	100%		3,420
Total Acres 0.95					Land Total	39,420

Dwelling Description

Replacement Cost New

Double Wide	One Story	920 Sqft	Grade D 100	Base	52,883
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,426
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,124
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	TYPICAL	TYPICAL	Average	Typical	43,333
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		88%	100% 100%	38,133

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	1998	64	D 100	691	Avq.	88%	100%	100%	608
ONE STORY FRAME	1985	168	D 100	9,068	Avq-	72%	0%	100%	0
CAMP OR CABIN...	1980	224	E 100	3,776	Avq-	70%	100%	100%	2,643
1,088 SFLA						Outbuilding Total			3,251

Acpt Land 39,400 **Accepted Bldg** 41,400 **Total** 80,800

Neighborhood: RURAL WEST
Zoning/Use: RURAL
Topography: Rolling
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 02/28/2020
Sale Price: 0
Sale Type: Land Only
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg: 0 0 0
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): 8 50 0 Land Schedule: 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
2.00	Acres-Rear Land 1-10	2,000.00	4,000	100%		4,000
Total Acres 3.00			Land Total			43,600

Dwelling Description				Replacement Cost New		
Double Wide	One Story	1,288 Sqft	Grade D 100	Base		74,037
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Slab	Basement	None	Basement		-11,797
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	0	HEARTH				
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		2,931
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total	
Built	Renovated	Kitchens	Baths	Condition	Layout			Total	
2020	0	TYPICAL	TYPICAL	Average	Typical			65,171	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	92%	100%	100%	59,957				
Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	2020	224	D 100	4,098	Avq.	92%	100%	100%	3,770
Frame Garage	2020	440	D 100	11,520	Avq.	92%	100%	100%	10,598
1,288 SFLA									
Outbuilding Total								14,368	

Acpt Land 43,600 **Accepted Bldg** 74,300 **Total** 117,900

Name: HANSON, RICHARD W

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HANSON, JEANNETTE A

Map/Lot:

R06-043

Account: 888 Card: 1 of 2

Location: 296 BRADFORD ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL S-SP
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B0594P0155
Reference 2 R-06-043/00 0000000000
Tran/Land/Bldg 6 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, Acres-Rear Land 11-20, Acres-Wasteland, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Quantity, Grade/Type, Replacement Cost, Value. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, and Phys. %.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Frame Garage, ONE STORY FRAME, and 1,652 SFLA.

Acpt Land 63,000 Accepted Bldg 150,800 Total 213,800

WISCASSET

Valuation Report

09/13/2022

Name: HANSON, RICHARD W

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HANSON, JEANNETTE A

Map/Lot:

R06-043

Account: 888 Card: 2 of 2

Location:

296 BRADFORD ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL S-SP

Topography Level

Utilities Drilled WellSeptic System

Street Paved

Reference 1 B0594P0155

Reference 2 R-06-043/00 0000000000

Tran/Land/Bldg 6 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
3/4S AD/GAR.....	1987	1120	C 100	60,492	Avg.	82%	100%	100%	49,603
Wood Deck	1965	120	C 100	1,374	C Gr	82%	100%	100%	1,127
1,652 SFLA									
						Outbuilding Total			50,730
Acpt Land		0		Accepted Bldg		50,700	Total		50,700

WISCASSET

Valuation Report

09/13/2022

Name: HANSON, RICHARD W

Page 1182

HANSON, JEANNETTE A

Map/Lot:

R06-043

Account: 888

Location:

296 BRADFORD ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	63,000	150,800	213,800	63,000	150,800	213,800
2	0	50,700	50,700	0	50,700	50,700
TOTAL	63,000	201,500	264,500	63,000	201,500	264,500

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Rolling
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B1889P0300
Reference 2: R-06-043/A0 0000000000
Tran/Land/Bldg: 6 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	80%	View/Envir	28,800
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.10	Acres-Rear Land 1-10	2,000.00	200	100%		200
Total Acres 1.10			Land Total			32,600

Dwelling Description

Replacement Cost New

Ranch	One Story	1,140 Sqft	Grade C 105	Base	109,769
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1987	0	GOOD	GOOD	Average	Typical	109,769				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	84%	100%	100%	92,206					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Wood Deck	1987	184	C 105	2,128	Avq.	84%	100%	100%	1,788	
Encl Frame Porch	1987	90	C 105	3,464	Avq.	84%	100%	100%	2,910	
Frame Garage	1987	864	C 105	24,207	Avq.	84%	100%	100%	20,334	
Wood Deck	1987	99	C 105	1,218	Avq.	84%	100%	100%	1,023	
Open Frame Porch	1987	92	C 105	2,197	Avq.	84%	100%	100%	1,845	
1,140 SFLA									Outbuilding Total	27,900
Acpt Land		32,600	Accepted Bldg		120,100	Total		152,700		

Name: TARRANCE, ALLEN M

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TARRANCE, WENDY L

Map/Lot:

R06-044

Account: 890 Card: 1 of 1

Location:

95 OLD BATH ROAD

Neighborhood SOUTHWEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellPublic Sewer
Street Paved

Sale Data
Sale Date 06/15/2018
Sale Price 174,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B0636P0384
Reference 2 R-06-044/00 0000000000
Tran/Land/Bldg 6 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 108

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, Acres-Rear Land 11-20, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Quantity, Grade/Type, Replacement Cost, Value. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1968, 0 TYPICAL, TYPICAL, Below Average, Typical, 141,748.

Table with 7 columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 67%, 100%, 100%, 94,971.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include ONE STORY FRAME, 2,070 SFLA, and Outbuilding Total.

Acpt Land 57,700 Accepted Bldg 118,100 Total 175,800

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RURAL	Sale Date 02/27/2002
Topography	Level	Sale Price 69,000
Utilities	Drilled WellPublic Sewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B3409P0217 12/04
 Reference 2 R-06-045/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
4.50	Acres-Softwood	300.00	1,350	100%		1,350
19.50	Acres-Mixed Wood	370.00	7,215	100%		7,215
0.33	R 20+-Rear 20+	500.00	165	100%		165
Total Acres 25.33			Land Total			41,730

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	960 Sqft	Grade B 95	Base		128,986
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry None	Basement		-10,425
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	100% None	Heat		0
Rooms	4	HEARTH				
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Percent Good		Value
1999	0	TYPICAL	TYPICAL	Average	89%	70%	100%			118,561
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			Value(Rcnld)	
Incomplete		None		89%	70%	100%			73,864	
Outbuildings/Additions/Improvements										Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1999	48	C 100	1,201	Avq.	88%	100%	100%	1,057	
Frame Shed	2004	100	C 100	612	Avq.	91%	100%	100%	557	
1,440 SFLA							Outbuilding Total			1,614
Acpt Land		41,700		Accepted Bldg		75,500		Total	117,200	

Name: LEEMAN, SHARON F. FKA- SAWYER, SHARON

Map/Lot:

R06-045-A

Account: 892 Card: 1 of 1

Location:

61 OLD BATH ROAD

Neighborhood: SOUTHWEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellPublic Sewer
Street: Paved

Reference 1: B1022P0242
Reference 2: R-06-045/A0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 108

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1992, 0 TYPICAL, TYPICAL, Average, Typical, 87,882.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnd). Rows include None, None, 86%, 100%, 100%, 75,579.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include ONE STORY FRAME, Frame Garage, Frame Shed, 1,116 SFLA, and Outbuilding Total.

Acpt Land 33,300 Accepted Bldg 100,100 Total 133,400

Valuation Report

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RURAL	Sale Date 06/25/2009
Topography	Rolling	Sale Price 0
Utilities	Drilled WellPublic Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4164P0146
 Reference 2 R-06-045/B0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
3.00	Acres-Rear Land 1-10	2,000.00	6,000	100%		6,000
Total Acres 4.00			Land Total			39,000

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,056 Sqft	Grade C 105	Base	105,831
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1963	0	TYPICAL	TYPICAL	Average	Typical	105,831			
Functional Obsolescence	Economic Obsolescence		Phys. %		Func. %	Econ. %	Value(Rcnd)		
None	None		74%		100%	100%	78,315		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	1963	80	C 105	1,941	Avq.	74%	100%	100%	1,436
Frame Garage	1963	480	C 100	14,307	Avq.	70%	100%	100%	10,015
Wood Deck	2006	322	C 105	3,606	Avq.	74%	100%	100%	2,668
1,056 SFLA									
						Outbuilding Total		14,119	
Acpt Land		39,000		Accepted Bldg		92,400		Total	
								131,400	

Neighborhood SOUTHWEST

Zoning/Use RURAL
 Topography Steep
 Utilities Drilled WellPublic Sewer
 Street Paved

Reference 1 B0000P0000
 Reference 2 R-06-046/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 25 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
4.00	Acres-Rear Land 1-10	2,000.00	8,000	100%		8,000
Total Acres 5.00					Land Total	41,000

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	768 Sqft	Grade B 95	Base	105,253
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Hot Water BB	Cooling	0% None	Heat	-3,351
Rooms	6	HEARTH		HEARTH	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1971	0	TYPICAL	TYPICAL	Average	Typical	101,902	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		77%	95%	100%	74,541

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1993	160	B 95	6,101	Avq.	77%	95%	100%	4,463
Frame Garage	1993	672	B 95	20,408	Avq.	77%	95%	100%	14,928
Frame Shed	1989	96	D 100	506	Avq-	74%	100%	100%	374
1,152 SFLA									
Outbuilding Total									19,765

Accpt Land 41,000 **Accepted Bldg** 94,300 **Total** 135,300

Neighborhood SOUTHWEST

Zoning/Use RURAL
Topography Above Street Steep
Utilities Drilled Well Public Sewer
Street Paved

Sale Data
Sale Date 02/18/2021
Sale Price 97,151
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1 B4047P0213
Reference 2 R-06-047/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
1.20	Acres-Rear Land 1-10	2,000.00	2,400	100%		2,400
Total Acres 2.20					Land Total	35,400

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	960 Sqft	Grade C 105	Base	132,862
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-6,888
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,578
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1991	0	TYPICAL	TYPICAL	Average	Typical	129,552			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		86%	100% 100%	111,415			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	1991	244	C 105	2,771	Avg.	86%	100%	100%	2,383
1,680 SFLA	Outbuilding Total 2,383								

Acpt Land 35,400 **Accepted Bldg** 113,800 **Total** 149,200

Valuation Report

Account: 896 Card: 1 of 1

Location: 84 OLD BATH ROAD

Neighborhood: SOUTHWEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellPublic Sewer
Street: Paved

Sale Data
Sale Date: 05/14/2020
Sale Price: 158,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B4780P0080
Reference 2: R-06-047/A0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.20	Acres-Rear Land 11-20	1,000.00	200	100%		200
Total Acres 1.20						Land Total 33,200

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	960 Sqft	Grade C 105	Base	89,832
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	672 Sqft, Grade C	Basement Gar	None	Fin Bsmt	31,421
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,964
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	127,217
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		78%	100% 100%	99,229

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1972	200	C 105	2,300	Avq.	78%	100%	100%	1,794
1SFr Overhang	1972	34	C 105	2,241	Avq.	78%	100%	100%	1,748
Frame Garage	1972	576	C 100	16,493	Avq.	75%	100%	100%	12,370
994 SFLA									Outbuilding Total 15,912

Acpt Land 33,200 **Accepted Bldg** 115,100 **Total** 148,300

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RURAL	Sale Date 01/01/1995
Topography	Level	Sale Price 6,000
Utilities	Drilled WellPublic Sewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Renovations

Reference 1 B2040P0136
 Reference 2 R-06-048/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
1.00	Acres-Rear Land 1-10	2,000.00	2,000	100%		2,000
Total Acres 2.00			Land Total			35,000

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,176 Sqft	Grade C 105	Base	115,547
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,386
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Average	Typical	117,933
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		91%	100% 100%	107,319

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2004	144	C 100	1,619	Avg.	91%	100%	100%	1,473
Frame Shed	1988	224	C 100	1,371	Avg.	83%	100%	100%	1,138
1,176 SFLA									
Outbuilding Total									2,611

Acpt Land	35,000	Accepted Bldg	109,900	Total	144,900
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WISCASSET
Name: FOYE, LOIS E

Valuation Report

09/13/2022

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Map/Lot:

R06-049

Account: 898 Card: 1 of 1

Location:

WILLOW LANE

Neighborhood RURAL WEST

Zoning/Use RESIDENTIAL
Topography Level
Utilities NoWater/NoSewer
Street Paved

Reference 1 B2002P0088
Reference 2 R-06-049/00 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
2.70	Acres-Rear Land 1-10	2,000.00	5,400	100%		5,400
Total Acres 3.70					Land Total	45,000

Accpt Land	45,000	Accepted Bldg	0	Total	45,000
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WISCASSET

Valuation Report

09/13/2022

Name: WISCASSET, TOWN OF

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GREENLAWN CEMETERY

Map/Lot:

R06-050

Account: 899 Card: 1 of 1

Location:

37 RUMERILL ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL

Topography Rolling

Utilities NoWater/NoSewer

Street Paved

Reference 1 B0000P0000

Reference 2 R-06-050/00 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) 12 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
9.90	R 20+-Rear 20+	500.00	4,950	100%		4,950
Total Acres 30.90					Land Total	74,550

Acpt Land

74,600

Accepted Bldg

0

Total

74,600

Valuation Report

Map/Lot: R07-001

Account: 3 Card: 1 of 1

Location: 130 BIRCH POINT ROAD

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 12/01/1940
Topography	Rolling	Sale Price 0
Utilities	All Public	Sale Type
Street	Paved	Financing
		Verified
		Validity

Reference 1 B0439P0377
 Reference 2 R07-001 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000	
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
5.81	Acres-Rear Land 11-20	1,000.00	5,810	100%		5,810	
Total Acres 16.81					Land Total	62,110	

Acpt Land	62,100	Accepted Bldg	0	Total	62,100
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WISCASSET

Valuation Report

09/13/2022

Name: RCC ATLANTIC, INC. DBA VERIZON WIRELESS

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ATTN: NETWORK REAL ESTATE

Map/Lot:

R07-001-A1

Account: 2202 Card: 1 of 1

Location:

MASON STATION

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Reference 1 B0000P0000

Reference 2 R-07-001/A

Tran/Land/Bldg 1 2 12

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
ONE STORY FRAME	1999	216	A 100	18.165	Avg+	94%	100%	100%	17,075
216 SFLA						Outbuilding Total			17,075
Accpt Land		0	Accepted Bldg		17,100	Total			17,100

WISCASSET
 Name: VARNEY, SUSAN M
 RINES, ROBERT A

Valuation Report

09/13/2022

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Account: 2318 Card: 1 of 1

Map/Lot: R07-001-B
 Location: 114 BIRCH POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 11/06/2011
 Sale Price 125,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3110P0242 (07/03)
 Reference 2 R07-001-B
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
1.00	Acres-Rear Land 1-10	2,000.00	2,000	100%		2,000
Total Acres 2.00						Land Total 38,300

Dwelling Description

Replacement Cost New

Ranch	One Story	1,144 Sqft	Grade C 105	Base	112,402
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,964
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	2003	TYPICAL	TYPICAL	Above Average	Typical	118,366
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	82%	100%	100%	97,060	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1960	322	C 105	11,242	Avq+	82%	100%	100%	9,218
Encl Frame Porch	1960	184	C 105	6,686	Avq+	82%	100%	100%	5,483
ONE STORY FRAME	2006	224	C 105	14,761	Avq+	82%	95%	100%	11,499
Wood Deck	2006	112	C 105	1,357	Avq+	82%	100%	100%	1,113
Open Frame Porch	1960	18	C 105	624	Avq+	82%	100%	100%	512
FIN APT/1 ST GARAGE	2009	624	C 100	24,336	Avq.	92%	100%	100%	22,389
Encl Frame Porch	2010	192	C 100	6,629	Avq.	92%	95%	100%	5,794
Wood Deck	2017	120	D 100	1,182	Avq.	92%	100%	100%	1,087
1,368 SFLA									Outbuilding Total 57,095

Acpt Land 38,300 **Accepted Bldg** 154,200 **Total** 192,500

Valuation Report

Map/Lot: R07-002

Account: 900 Card: 1 of 1

Location: BIRCH POINT ROAD

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	SHORE RES PROTEC	Sale Date 08/01/2008
Topography	Rolling	Sale Price 250,000
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4032P0269 B4034P0312
 Reference 2 R-07-002/00 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 17 0 0 Land Schedule 109

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Waterfront Deep	275,000	275,000	100%		275,000	
1.00	Acres-Deep WF Size Adj	27,500.00	27,500	100%		27,500	
28.32	Acres-Waterfront Rear	13,000.00	368,160	100%		368,160	
Total Acres 29.32					Land Total	670,660	
Accpt Land		670,700	Accepted Bldg		0	Total	
						670,700	

WISCASSET
 Name: CHEWONKI FOUNDATION, INC.

Valuation Report

09/13/2022

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Account: 901 Card: 1 of 1

Map/Lot:
 Location: R07-002-A
 BIRCH POINT ROAD

Neighborhood SOUTHEAST
 Zoning/Use SHORE RES PROTEC
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B1758P0127
 Reference 2 R-07-002/A0 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 17 0 0 Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	105,000	105,000	100%		105,000
1.00	Acres-Shallow WF Size Adj	10,500.00	10,500	100%		10,500
105.00	Acres-Waterfront Rear	13,000.00	1,365,000	100%		1,365,000
Total Acres 106.00					Land Total	1,480,500
Accpt Land		1,480,500	Accepted Bldg	0	Total	1,480,500

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B2303P0003
Reference 2 R-07-003/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
1.10	Acres-Rear Land 1-10	2,000.00	2,200	100%		2,200
Total Acres 2.10			Land Total			38,500

Dwelling Description				Replacement Cost New	
Cape Cod Exterior	One & 1/2 Story	744 Sqft	Grade D 100	Base	76,330
Dwelling Units	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-1,590
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-136
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	TYPICAL	TYPICAL	Fair	Typical	74,604			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	42%	100%	100%	31,334				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1900	126	D 100	8,028	Fair	42%	100%	100%	3,372
Unfinished Attic	1900	126	D 100	472	Fair	42%	100%	100%	198
Frame Shed	1900	210	D 100	1,105	Fair	42%	100%	100%	464
Unfinished Attic	1900	210	D 100	788	Fair	42%	100%	100%	331
Open Frame Porch	2006	40	C 100	1,039	Avq.	92%	100%	100%	956
Frame Shed	1960	540	D 100	2,842	Avq-	61%	100%	100%	1,734
Frame Garage	1960	396	D 100	10,658	Fair	46%	100%	100%	4,903
1,242 SFLA					Outbuilding Total				11,958

Acpt Land	38,500	Accepted Bldg	43,300	Total	81,800
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Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 08/30/2019
Topography	Rolling	Sale Price 75,000
Utilities	Drilled WellPublic Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Distressed Sale

Reference 1 B4789P0001
 Reference 2 R-07-005/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
2.40	Acres-Rear Land 1-10	2,000.00	4,800	100%		4,800
Total Acres 3.40			Land Total			41,100

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	1,200 Sqft	Grade C 105	Base		162,821
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt		3,761
Heating	50% Hot Water BB	Cooling	0% None	Heat		-5,871
Rooms	14	HEARTH				
Bedrooms	6	Add Fixtures	1			
Baths	1	Half Baths	0	Plumbing		1,193
Attic	3/4 Finished			Attic		10,847
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	10%			Unfinished		-6,888

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1900	0	TYPICAL	TYPICAL	Above Average	Typical	165,863	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		75%	100%	100%	124,397

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1985	72	C 100	884	Avg.	81%	100%	100%	716
Wood Deck	2020	400	C 100	4,230	Avg.	92%	100%	100%	3,892
1,890 SFLA									
Outbuilding Total									4,608

Acpt Land	41,100	Accepted Bldg	129,000	Total	170,100
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Name: ROUNTREE, JIMMY D

Page 1201

ROUNTREE, LAURIE L

Map/Lot:

R07-006

Account: 904 Card: 1 of 1

Location: 224 BIRCH POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Below Street
Utilities Public WaterPublic Sewer
Street Paved

Sale Data
Sale Date 08/06/2019
Sale Price 279,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4446P0101
Reference 2 R-07-006/00 0000000000
Tran/Land/Bldg 6 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 6 0 Land Schedule 109

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include 1 Story/BASEMENT, Open Frame Porch, Wood Deck, Frame Garage, TWO STORY FRAME, Brick Deck, 2,307 SFLA.

Acpt Land 36,800 Accepted Bldg 168,100 Total 204,900

WISCASSET
 Name: GROVER, ROBERT C

Valuation Report

09/13/2022

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Map/Lot: R07-007

Account: 2002 Card: 1 of 1

Location: BIRCH POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B1820P02224

Reference 2 R-7-7

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
8.00	Acres-Rear Land 11-20	1,000.00	8,000	100%		8,000
Total Acres 19.00					Land Total	64,300

Acpt Land 64,300 **Accepted Bldg** 0 **Total** 64,300

WISCASSET
 Name: GROVER, TIMOTHY E

Valuation Report

09/13/2022

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Map/Lot:

R07-007-A

Account: 905 Card: 1 of 1

Location:

BIRCH POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
 Topography Below Street
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B1820P0222
 Reference 2 R-07-007/A00 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
3.00	Acres-Rear Land 11-20	1,000.00	3,000	100%		3,000
Total Acres 14.00					Land Total	59,300

Acpt Land 59,300 **Accepted Bldg** 0 **Total** 59,300

Name: BRYANT, THOMAS E

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BRYANT, KATHLEEN M

Map/Lot:

R07-008

Account: 906 Card: 1 of 1

Location:

32 JB'S WAY

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Rolling
Utilities All Public
Street Private

Sale Data
Sale Date 06/24/2011
Sale Price 350,000
Sale Type Land & Buildings
Financing Unknown
Verified Buyer
Validity Arms Length Sale

Reference 1 B4413P0300
Reference 2 R-07-008/00 LOT 1 JB'S SUBDIVISION
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 109

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include OPEN PORCH/BSMT, Frame Garage, Open Frame Porch, Wood Deck, Frame Shed, Open Frame Porch, Frame Shed, 2 STORY GARAGE, 2,170 SFLA.

Acpt Land 50,100 Accepted Bldg 374,900 Total 425,000

WISCASSET

Valuation Report

09/13/2022

Name: COHEN, ALLEN S J/T

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COHEN, MELISSA V

Map/Lot:

R07-008-A

Account: 2027 Card: 1 of 2

Location: 264 BIRCH POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Steep
Utilities All Public
Street Paved

Sale Data
Sale Date 10/12/2005
Sale Price 150,000
Sale Type Mobile Home
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3569P0041 (10/05)
Reference 2 R-7-8-A LOT 2 JB'S SUBDIVISION
Tran/Land/Bldg 0 1 2
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 109

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value, Rcnld. Rows include 14' Mobile Home, Wood Deck, and 924 SFLA.

Acpt Land 42,500 Accepted Bldg 23,000 Total 65,500

WISCASSET

Valuation Report

09/13/2022

Name: COHEN, ALLEN S J/T

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COHEN, MELISSA V

Map/Lot:

R07-008-A

Account: 2027 Card: 2 of 2

Location:

2 JB'S WAY

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 10/12/2005
Sale Price 150,000
Sale Type Mobile Home
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3569P0041 (10/05)
Reference 2 R-7-8-A
Tran/Land/Bldg 0 1 2
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 109

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Percent Good (Func, Econ), Value Rcld. Includes rows for Warehouse ST, Frame Shed, Warehouse ST, 924 SFLA, and summary rows for Acpt Land and Accepted Bldg.

WISCASSET

Valuation Report

09/13/2022

Name: COHEN, ALLEN S J/T

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COHEN, MELISSA V

Map/Lot:

R07-008-A

Account: 2027

Location:

2 JB'S WAY

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	42,500	23,000	65,500	42,500	23,000	65,500
2	0	91,900	91,900	0	91,900	91,900
TOTAL	42,500	114,900	157,400	42,500	114,900	157,400

WISCASSET
 Name: WRIGHT, ANN

Valuation Report

09/13/2022

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Map/Lot: R07-009

Account: 907 Card: 1 of 1

Location: BIRCH POINT ROAD

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 10/01/1995
Topography	Level	Sale Price 24,900
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B4643P0094
 Reference 2 R-07-009/00 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000	
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
Total Acres 11.00					Land Total	56,300	

Accpt Land	56,300	Accepted Bldg	0	Total		56,300
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Name: REGO, BEVERLY C (J/T)

ELWELL, LARRY S

Map/Lot:

R07-010

Account: 908 Card: 1 of 2

Location: 288 BIRCH POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellPublic Sewer
Street Paved

Sale Data
Sale Date 05/01/2000
Sale Price 16,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2559P0236 05/00
Reference 2 R-07-010/00 SER# GP43488AB
Tran/Land/Bldg 1 1 2
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 109

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Double Wide, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Acpt Land 43,700 Accepted Bldg 50,900 Total 94,600

WISCASSET

Valuation Report

09/13/2022

Name: REGO, BEVERLY C (J/T)

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ELWELL, LARRY S

Map/Lot:

R07-010

Account: 908 Card: 2 of 2

Location: 288 A BIRCH POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL

Topography Level

Utilities Drilled WellSeptic System

Street Paved

Sale Data

Sale Date 05/01/2000

Sale Price 16,000

Sale Type Land & Buildings

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Reference 1 B2559P0236 05/00

Reference 2 R-07-010/00 SER# GP43488AB

Tran/Land/Bldg 1 1 2

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12' Mobile Home	1968	12X57	D 100	49.568	Poor	20%	40%	100%	3.965
1,836 SFLA						Outbuilding Total			3.965
Accpt Land		0	Accepted Bldg		4,000	Total			4,000

WISCASSET

Valuation Report

09/13/2022

Name: REGO, BEVERLY C (J/T)

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ELWELL, LARRY S

Map/Lot:

R07-010

Account: 908

Location:

288 BIRCH POINT ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	43,700	50,900	94,600	43,700	50,900	94,600
2	0	4,000	4,000	0	4,000	4,000
TOTAL	43,700	54,900	98,600	43,700	54,900	98,600

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 04/22/2016
Topography	Level	Sale Price 134,000
Utilities	Drilled WellPublic Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4276P0079
 Reference 2 R-07-011/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.58	Acres-Rear Land 1-10	2,000.00	1,160	100%		1,160
Total Acres 1.58						Land Total 37,460

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	682 Sqft	Grade C 100	Base		88,130
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5	HEARTH				
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		3,408
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout					Total
1910	0	TYPICAL	TYPICAL	Above Average	Typical					91,538
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		75%	100%	100%				68,654
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
ONE STORY FRAME	1910	288	C 100	18,075	Avq+	75%	100%	100%	13,556	
Frame Bay Window	1910	18	C 100	1,130	Avq+	75%	100%	100%	848	
Wood Deck	1990	120	C 100	1,374	Avq-	74%	100%	100%	1,017	
Frame Shed	1980	576	D 100	3,032	Avq-	70%	100%	100%	2,122	
Frame Shed	1980	288	D 100	1,516	Avq-	70%	100%	100%	1,061	
Frame Shed	1980	308	D 100	1,621	Avq-	70%	100%	100%	1,135	
Frame Shed	1980	117	D 100	616	Avq-	70%	100%	100%	431	
1,500 SFLA									Outbuilding Total 20,170	

Acpt Land	37,500	Accepted Bldg	88,800	Total	126,300
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WISCASSET

Valuation Report

09/13/2022

Name: JOHNSON, ERIC C

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JOHNSON, JOCELYN S

Map/Lot:

R07-011-A

Account: 910 Card: 1 of 1

Location: 300 BIRCH POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellPublic Sewer
Street Paved

Reference 1 B1363P0041
Reference 2 R-07-011/A0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 109

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Commercial and 0.99 Acres-Commercial Size Adj.

Outbuildings/Additions/Improvements

Table with 11 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Lists various structures like MAN WOOD, Finished Attic, Frame Shed, etc.

Summary row: Acpt Land 55,000 Accepted Bldg 190,100 Total 245,100

WISCASSET
 Name: JAMES, SCOTT D
 JAMES, ASHLEY K

Valuation Report

09/13/2022

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Account: 911 Card: 1 of 1

Map/Lot: R07-012
 Location: 4 PINE NEEDLE DRIVE

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/17/2016
 Sale Price 21,500
 Sale Type Land Only
 Financing Conventional
 Verified Buyer
 Validity Arms Length Sale

Reference 1 B1233P0070
 Reference 2 R-07-012/00 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
3.32	Acres-Rear Land 1-10	2,000.00	6,640	100%		6,640
Total Acres 4.32					Land Total	42,940

Dwelling Description

Replacement Cost New

Cape Cod	One Story	1,300 Sqft	Grade C 100	Base	115,855
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,408
Attic	Floor & Stairs			Attic	2,215
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,300	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2019	0	TYPICAL	TYPICAL	Average	Typical	121,478	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcld)
None		None		92%	100%	100%	111,760

Acpt Land 42,900 **Accepted Bldg** 111,800 **Total** 154,700

Name: MURRAY, MICHAEL P

Page 1215

MURRAY, BONNIE J

Map/Lot:

R07-012-A

Account: 912 Card: 1 of 1

Location: 32 PINE NEEDLE DRIVE

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellPublic Sewer
Street Paved

Sale Data
Sale Date 04/01/1995
Sale Price 93,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2051P0217
Reference 2 R-07-012/A0 0000000000
Tran/Land/Bldg 6 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 109

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Value, Condition, Replacement, Value. Rows include Log, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes sub-table for Outbuildings/Additions/Improvements.

Acpt Land 41,600 Accepted Bldg 133,800 Total 175,400

WISCASSET
 Name: MURRAY, MICHAEL P
 MURRAY, BONNIE J

Valuation Report

09/13/2022
 Page 1216
 R07-012-B

Account: 2729 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Rolling
 Utilities
 Street Private

Sale Data
 Sale Date 07/13/2020
 Sale Price 20,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Split/Assemblage

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adi	3,300.00	3,300	100%		3,300
9.34	Acres-Rear Land 1-10	2,000.00	18,680	100%		18,680
Total Acres 10.34					Land Total	54,980
Acpt Land		55,000	Accepted Bldg		0	Total
						55,000

Name: TRAVIS, PAUL A

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TRAVIS, CHERYL L

Map/Lot:

R07-013

Account: 913 Card: 1 of 1

Location: 312 BIRCH POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities Dugwell/LakePublic Sewer
Street Paved

Reference 1 B1605P0003
Reference 2 R-07-013/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 109

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Raised Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include 1.25 ST GARAGE., 1SFr Overhanq, 1.5 Story/BSMT, 1SFr Overhanq, Open Frame Porch, 2,411 SFLA.

Acpt Land 36,900 Accepted Bldg 183,800 Total 220,700

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 04/25/2018
Topography	Rolling	Sale Price 222,500
Utilities	Drilled WellPublic Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3578P0047
 Reference 2 R-07-014/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
4.16	Acres-Rear Land 1-10	2,000.00	8,320	100%		8,320
Total Acres 5.16					Land Total	44,620

Dwelling Description				Replacement Cost New	
Log	One Story	1,717 Sqft	Grade B 105	Base	212,484
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	354 Sqft, Grade B	Basement Gar	None	Fin Bsmt	19,035
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	2	Plumbing	6,859
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition											
Built	Renovated	Kitchens	Baths	Condition	Layout	Total					
1990	0	TYPICAL	TYPICAL	Above Average	Typical	238,378					
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)						
None	None	91%	100%	100%	216,924						
Outbuildings/Additions/Improvements											
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld		
Open Frame Porch	1990	112	B 105	3,016	Avq+	91%	100%	100%	2,745		
Open Frame Porch	1990	48	B 105	1,450	Avq+	91%	100%	100%	1,320		
Wood Deck	1990	364	B 100	4,442	Avq.	84%	100%	100%	3,731		
1.25 ST SHED....	1990	224	B 100	1,674	Avq.	84%	100%	100%	1,406		
AB.GR. POOL.....	1990	1	C 100	1,000	Avq.	99%	100%	100%	990		
Canopy	1990	128	C 100	1,366	Avq.	84%	100%	100%	1,147		
1,717 SFLA									11,339		
Acpt Land						44,600	Accepted Bldg		228,300	Total	272,900

Name: DALTON, PAULINE E(TRUSTEE)

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DALTON, JOSEPH P. & GERTRUDE E.

Map/Lot:

R07-015

Account: 915 Card: 1 of 3

Location:

318 BIRCH POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellPublic Sewer
Street Paved

Reference 1 B0672P0098
Reference 2 R-07-015/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 109

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Conventional Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 1850, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Fair, Layout Typical, Total 73,326.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Functional Obsolescence None, Economic Obsolescence None, Phys. % 42%, Func. % 100%, Econ. % 100%, Value(Rcnld) 30,797.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Encl Frame Porch, ONE STORY FRAME, Wood Deck, Frame Garage, Encl Frame Porch, Wood Deck, Frame Shed, and 1,058 SFLA.

Acpt Land 48,300 Accepted Bldg 61,300 Total 109,600

Name: DALTON, PAULINE E(TRUSTEE)

Page 1220

DALTON, JOSEPH P. & GERTRUDE E.

Map/Lot:

R07-015

Account: 915 Card: 2 of 3

Location:

320 BIRCH POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B0672P0098
Reference 2 R-07-015/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 109

Table with columns: Dwelling Description, Replacement Cost New. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Table with columns: Dwelling Condition, Total Value(Rcnld). Rows include Built 1976, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Below Average, Layout Typical.

Table with columns: Outbuildings/Additions/Improvements, Value Rcnld. Rows include Wood Deck, ONE STORY FRAME, Frame Shed, Wood Deck, 1,365 SFLA.

Acpt Land 0 Accepted Bldg 79,200 Total 79,200

WISCASSET

Valuation Report

09/13/2022

Name: DALTON, PAULINE E(TRUSTEE)

Page 1221

DALTON, JOSEPH P. & GERTRUDE E.

Map/Lot:

R07-015

Account: 915 Card: 3 of 3

Location:

320 BIRCH POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B0672P0098
Reference 2 R-07-015/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 109

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Percent Good (Func, Econ), Value Rcnld. Includes rows for 2.00 ST BARN.... and 1,365 SFLA, and a Total row.

WISCASSET

Valuation Report

09/13/2022

Name: DALTON, PAULINE E(TRUSTEE)

Page 1222

DALTON, JOSEPH P. & GERTRUDE E.

Map/Lot:

R07-015

Account: 915

Location:

320 BIRCH POINT ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	48,300	61,300	109,600	48,300	61,300	109,600
2	0	79,200	79,200	0	79,200	79,200
3	0	56,200	56,200	0	56,200	56,200
TOTAL	48,300	196,700	245,000	48,300	196,700	245,000

Name: APPLETON, BRENT M (J/T)

APPLETON SR., ROBERT W

Map/Lot:

R07-016

Account: 916 Card: 1 of 1

Location: 326 BIRCH POINT ROAD

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 06/01/2000
Topography	Rolling	Sale Price 68,750
Utilities	Drilled WellPublic Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2572P0107 06/00
 Reference 2 R-07-016/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
6.00	Acres-Rear Land 1-10	2,000.00	12,000	100%		12,000
Total Acres 7.00						Land Total 48,300

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	1985	14X76	C 100	96,768	Avq-	40%	50%	100%	19,354
ONE STORY FRAME	1990	448	D 90	21,762	Avq-	74%	100%	100%	16,104
Frame Shed	1990	64	C 100	392	Avq.	84%	100%	100%	329
Open Frame Porch	2000	63	D 100	1,294	Avq-	79%	100%	100%	1,022
Wood Deck	2000	63	D 100	682	Avq-	79%	100%	100%	539
1,512 SFLA						Outbuilding Total			37,348
Acpt Land		48,300	Accepted Bldg		37,300	Total		85,600	

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Rolling
Utilities Public WaterPublic Sewer
Street Paved

Reference 1 B1226P0082
Reference 2 R-07-017/00 0000000000
Tran/Land/Bldg 6 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 2 50 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.33	Acres-Rear Land 1-10	2,000.00	660	100%		660
Total Acres 1.33						Land Total 36,960

Dwelling Description

Replacement Cost New

Ranch	One Story	1,455 Sqft	Grade C 105	Base	142,959
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,578
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1966	2002	TYPICAL	TYPICAL	Average	Typical	146,537			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	75%	100%	100%	109,903				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1966	80	C 105	1,941	Avq.	75%	100%	100%	1,456
Swimming Pool	1974	1	C 100	5,779	Avq.	99%	100%	100%	5,721
1 ST BARN.....	1900	1320	D 100	27,941	Fair	42%	25%	100%	2,934
Wood Deck	2002	144	C 100	1,619	Avq.	90%	100%	100%	1,457
1,455 SFLA						Outbuilding Total			11,568

Acpt Land 37,000 **Accepted Bldg** 121,500 **Total** 158,500

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 08/28/2018
Topography	Level	Sale Price 109,000
Utilities	Drilled WellPublic Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4689P0198
 Reference 2 R-07-018/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.03	Acres-Rear Land 1-10	2,000.00	60	100%		60
Total Acres 1.03			Land Total			36,360

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	456 Sqft	Grade C 95	Base		53,277
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Wet None	Basement		-4,306
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	TYPICAL	TYPICAL	Average	Typical	48,971			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	65%	100%	100%	31,831				
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
ONE STORY FRAME	1900	240	C 95	14,309	Avq.	65%	100%	100%	9,301
ONE STORY FRAME	1900	192	C 95	11,448	Avq.	65%	100%	100%	7,441
Wood Deck	1990	232	C 100	2,516	Avq.	84%	100%	100%	2,113
Frame Shed	1900	240	D 100	1,263	Fair	42%	100%	100%	530
Frame Shed	1900	210	D 100	1,105	Fair	42%	100%	100%	464
1,116 SFLA						Outbuilding Total			19,849
Acpt Land		36,400	Accepted Bldg		51,700	Total		88,100	

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RESIDENTIAL S-RP	Sale Date 03/25/2013
Topography	Level	Sale Price 0
Utilities	Public WaterSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B4643P0094 B4807P0140
 Reference 2 R-07-019/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	105,000	105,000	100%		105,000
1.00	Acres-Shallow WF Size Adj	10,500.00	10,500	100%		10,500
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
37.00	R 20+-Rear 20+	500.00	18,500	100%		18,500
Total Acres 58.00						Land Total 164,000

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	1,110 Sqft	Grade B 95	Base		156,705
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Concrete	Basement	Damp Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Steam	Cooling	0% None	Heat		0
Rooms	6	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-3,013
Unfin. Living Area	20%			Unfinished		-13,256

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1932	0	TYPICAL	TYPICAL	Below Average	Typical	140,436			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	57%	100%	100%	80,049				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1932	400	D 100	2,105	Avq-	57%	100%	100%	1,200
Frame Shed	2000	120	C 100	734	Avq.	89%	100%	100%	653
Frame Shed	2000	80	C 100	490	Avq-	79%	100%	100%	387
1.50 ST BARN....	1932	1536	D 100	50,168	Fair	42%	100%	100%	21,071
Encl Frame Porch	2006	64	B 95	2,677	Avq-	57%	100%	100%	1,526
1 ST BARN.....	1932	1220	D 100	26,012	Fair	42%	100%	100%	10,925
1,554 SFLA									
Outbuilding Total									35,762

Acpt Land	164,000	Accepted Bldg	115,800	Total	279,800
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Name: DICKSON, PAUL T

Page 1227

DICKSON, DIANA D

Map/Lot:

R07-019-A

Account: 920 Card: 1 of 1

Location: 77 WESTPORT BRIDGE ROAD

Neighborhood SOUTHEAST

Zoning/Use SHORE RES PROTEC
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B2508P0047
Reference 2 R-07-019/A0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 109

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnd).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include ONE STORY FRAME, Open Frame Porch, Frame Garage, Wood Deck, Canopy, Frame Shed, and Outbuilding Total.

Acpt Land 37,600 Accepted Bldg 131,500 Total 169,100

Name: WRIGHT, PAUL A

Page 1228

WRIGHT, MARTHA A

Map/Lot:

R07-019-B

Account: 921 Card: 1 of 1

Location: 66 WESTPORT BRIDGE ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B0853P0119
Reference 2 R-07-019/B0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 109

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Outbuildings/Additions/Improvements with Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, and Value Rcnld.

Acpt Land

36,900

Accepted Bldg

168,400

Total

205,300

Neighborhood SOUTHEAST
 Zoning/Use SHORE RESIDENTIA
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B0899P0181
 Reference 2 R-07-019/C0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	105,000	105,000	200%	Neighborho	210,000
1.00	Acres-Shallow WF Size Adj	10,500.00	10,500	100%		10,500
3.43	Acres-Waterfront Rear	13,000.00	44,590	100%		44,590
Total Acres 4.43			Land Total			265,090

Dwelling Description				Replacement Cost New		
Ranch	One Story	2,084 Sqft	Grade B 95	Base		213,049
Exterior	OTHER	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0%	Heat		0
Rooms	6	HEARTH				
Bedrooms	1	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		3,723
Attic	None			Attic		0
FirePlaces	2			Fireplace		7,448
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1976	0	TYPICAL	GOOD	Average	Typical	224,220				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	80%	100%	100%	179,376					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Wood Deck	1976	502	B 95	5,757	Avq.	80%	100%	100%	4,606	
Wood Deck	1976	432	B 95	4,977	Avq.	80%	100%	100%	3,982	
Res. Greenhouse	2003	237	C 110	10,935	Avq.	90%	100%	100%	9,842	
CARPOT.....	1976	380	C 100	4,846	Avq.	77%	100%	100%	3,731	
Wood Deck	2014	234	B 95	2,772	Avq.	92%	100%	100%	2,550	
2,084 SFLA									Outbuilding Total	24,711
Acpt Land		265,100		Accepted Bldg		204,100		Total	469,200	

Account: 923 Card: 1 of 1

Location: 180 WESTPORT BRIDGE ROAD

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 08/15/2014
Topography	Level	Sale Price 376,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4810P0008
 Reference 2 R-07-020/01 0000000000
 Tran/Land/Bldg 6 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	275,000	275,000	100%		275,000
1.00	Acres-Deep WF Size Adj	27,500.00	27,500	100%		27,500
1.40	Acres-Waterfront Rear	13,000.00	18,200	100%		18,200
Total Acres 2.40					Land Total	320,700

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,944 Sqft	Grade C 105	Base	194,826
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-21,739
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,386
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	7%			Unfinished	-4,464

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1987	2004	TYPICAL	TYPICAL	Average	Typical	171,009			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	84%	100%	100%	143,648				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1987	864	C 100	23,054	Avq.	84%	100%	100%	19,365
Encl Frame Porch	2004	384	C 105	13,543	Avq.	84%	100%	100%	11,376
FLOAT & RAMP....	2004	512	C 100	5,000	Avq.	91%	50%	100%	2,275
Wood Deck	2005	1253	C 100	12,931	Avq.	91%	100%	100%	11,767
Frame Garage	2006	1080	D 100	24,058	Avq.	92%	100%	100%	22,133
Frame Shed	2006	192	C 100	1,175	Avq.	92%	100%	100%	1,081
Frame Garage	2017	1560	D 100	33,462	Avq.	92%	100%	100%	30,785
SLAB.....	2017	420	C 100	1,050	Avq.	92%	100%	100%	966
Outbuilding Total									99,748

Acpt Land	320,700	Accepted Bldg	243,400	Total	564,100
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Name: LUDLOW, JONATHAN E. & WHEELER, WHEELER, F ROBERT T/C III

Map/Lot:

R07-020-002

Account: 924 Card: 1 of 1

Location:

41 CUSHMAN POINT ROAD

Neighborhood: SOUTHEAST
Zoning/Use: SHORE RESIDENTIA
Topography: Steep
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 12/30/2013
Sale Price: 410,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B4746P0288
Reference 2: R-07-020/02 0000000000
Tran/Land/Bldg: 8 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 109

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Waterfront Deep, Acres-Deep WF Size Adj, Acres-Waterfront Rear, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Price/Unit, Grade, Replacement Cost New, Value. Rows include Colonial Exterior, Foundation, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, and Value(Rcnld).

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include ONE STORY FRAME, Open Frame Porch, Frame Garage, Wood Deck, Frame Shed, Encl Frame Porch, Wood Deck, and 2,396 SFLA.

Summary row: Acpt Land 316,800 Accepted Bldg 265,700 Total 582,500

Name: GAGNON, JOSEPH S

PENDERGAST, CATHERINE E

Map/Lot:

R07-020-003

Account: 925 Card: 1 of 1

Location:

47 CUSHMAN POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use SHORE RESIDENTIA

Topography Steep

Utilities Drilled WellSeptic System

Street Paved

Sale Data

Sale Date 08/08/2018

Sale Price 350,000

Sale Type Land & Buildings

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Reference 1 B3674P0152

Reference 2 R-07-020/03 0000000000

Tran/Land/Bldg 6 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	275,000	275,000	100%		275,000
1.00	Acres-Deep WF Size Adj	27,500.00	27,500	100%		27,500
1.00	Acres-Waterfront Rear	13,000.00	13,000	100%		13,000
Total Acres 2.00			Land Total			315,500

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	925 Sqft	Grade C 100	Base	113,761
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,408
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	TYPICAL	TYPICAL	Average	Typical	117,169
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	86%	100%	100%	100,765	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2001	488	C 100	5,128	Avq.	86%	100%	100%	4,410
Wood Deck	2001	72	C 100	884	Avq.	86%	100%	100%	760
FLOAT & RAMP....	2001	253	C 100	5,000	Avq.	89%	50%	100%	2,225
Frame Garaqe	1994	280	C 100	9,751	Avq.	86%	100%	100%	8,386
Frame Garaqe	2002	960	C 100	25,241	Avq.	86%	100%	100%	21,707
Wood Deck	2012	80	D 100	831	Avq.	92%	100%	100%	765
1,388 SFLA	Outbuilding Total								38,253

Acpt Land	315,500	Accepted Bldg	139,000	Total	454,500
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Name: WHITE, BRIAN J

Page 1233

WHITE, SHELBY J

Map/Lot:

R07-020-004

Account: 926 Card: 1 of 1

Location: 69 CUSHMAN POINT ROAD

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 09/02/2020
Topography	Below Street	Sale Price 5,324,900
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2350P0298
 Reference 2 R-07-020/04 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	275,000	275,000	100%		275,000
1.00	Acres-Deep WF Size Adj	27,500.00	27,500	100%		27,500
2.60	Acres-Waterfront Rear	13,000.00	33,800	100%		33,800
Total Acres 3.60			Land Total			336,300

Dwelling Description				Replacement Cost New		
Modern/Contemp.	One & 3/4 Story	828 Sqft	Grade B 100	Base		125,507
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	800 Sqft, Grade B	Basement Gar	None	Fin Bsmt		40,969
Heating	100% Heat Pump	Cooling	0% None	Heat		0
Rooms	5	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	3	Half Baths	0	Plumbing		7,838
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1988	0	GOOD	GOOD	Very Good	Typical	174,314			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	94%	100%	100%	163,855				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1988	48	B 100	3,464	V.G.	94%	100%	100%	3,256
1SFr Overhang	1988	20	B 100	1,443	V.G.	94%	100%	100%	1,356
Wood Deck	1988	400	C 100	4,230	V.G.	94%	100%	100%	3,976
FLOAT & RAMP....	1998	234	C 100	5,000	Avq.	88%	50%	100%	2,200
PIER.....	1998	64	C 100	640	Avq.	88%	50%	100%	282
Wood Deck	1988	200	D 100	1,883	V.G.	94%	100%	100%	1,770
Wood Deck	1988	48	C 100	640	V.G.	94%	100%	100%	602
Open Frame Porch	2020	208	B 100	5,107	Avq.	92%	100%	100%	4,698
1,517 SFLA	Outbuilding Total								18,140

Acpt Land 336,300 **Accepted Bldg** 182,000 **Total** 518,300

WISCASSET
 Name: COVELLO, VINCENT J (J/T)
 COVELLO, MARY V

Valuation Report

09/13/2022

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Account: 2258 Card: 1 of 1

Map/Lot: R07-020-005-A
 Location: 77 CUSHMAN POINT ROAD

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 09/01/2000
Topography	Below Street	Sale Price 85,000
Utilities	Drilled WellSeptic System	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2603P0155 09/00
 Reference 2 R-7-020-005/A
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	275,000	275,000	100%		275,000
1.00	Acres-Deep WF Size Adj	27,500.00	27,500	100%		27,500
0.40	Acres-Waterfront Rear	13,000.00	5,200	100%		5,200
Total Acres 1.40					Land Total	307,700

Dwelling Description				Replacement Cost New		
Cape Cod	Two Story	1,280 Sqft	Grade B 100	Base		214,091
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	100% Heat Pump	Heat		3,762
Rooms	6	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	3	Half Baths	0	Plumbing		7,838
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2002	0	GOOD	GOOD	Average	Typical	225,691			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	Location	90%	100%	95%	192,966				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2002	144	B 100	12,269	Avq.	90%	100%	95%	10,490
1.50 ST GARAGE..	2002	576	B 100	39,753	Avq.	90%	100%	95%	33,989
Open Frame Porch	2002	60	B 100	1,661	Avq.	90%	100%	95%	1,420
Wood Deck	2003	260	C 100	2,802	Avq.	90%	100%	95%	2,396
FLOAT & RAMP....	2005	302	C 100	5,000	Avq.	91%	100%	95%	4,322
PIER.....	2005	96	C 100	960	Avq.	91%	100%	95%	830
Frame Shed	2006	120	C 100	734	Avq.	92%	100%	95%	641
2,704 SFLA									
						Outbuilding Total			54,088

Acpt Land 307,700 **Accepted Bldg** 247,100 **Total** 554,800

Name: THOMAS M JOYCE JR, TRUSTEE OF THE TRACY D JOYCE, TRUSTEE OF THE TRACY D

Account: 2259 Card: 1 of 2

Map/Lot: R07-020-005-B Location: 83 CUSHMAN POINT ROAD

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 06/29/2021
Topography	Below Street	Sale Price 0
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B3704P0225
 Reference 2 R-7-020-005/B
 Tran/Land/Bldg 9 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	275,000	275,000	95%	Topoqraphy	261,250
1.00	Acres-Deep WF Size Adj	27,500.00	27,500	100%		27,500
0.47	Acres-Waterfront Rear	13,000.00	6,110	100%		6,110
Total Acres 1.47						Land Total 294,860

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	744 Sqft	Grade B 105	Base	112,697
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1328 Sqft, Grade B	Basement Gar	None	Fin Bsmt	71,408
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	10	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	10,974
Attic	None			Attic	0
FirePlaces	3			Fireplace	10,299
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	TYPICAL	TYPICAL	Average	Typical	205,378
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	188,948

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2006	280	B 105	25,050	Avq.	92%	100%	100%	23,046
PIER.....	2005	102	C 100	1,020	Avq.	91%	50%	100%	464
1.25 ST GARAGE..	2006	644	B 105	33,987	Avq.	92%	100%	100%	31,268
Open Frame Porch	2006	32	B 105	1,059	Avq.	92%	100%	100%	974
Open Frame Porch	2006	10	B 105	522	Avq.	92%	100%	100%	480
1 Story/BASEMENT	2006	352	B 105	31,492	Avq.	92%	100%	100%	28,973
Wood Deck	2006	84	C 100	1,007	Avq.	92%	100%	100%	926
ONE STORY FRAME	2006	84	B 105	6,366	Avq.	92%	100%	100%	5,857
ONE STORY FRAME	2006	36	B 105	2,728	Avq.	92%	100%	100%	2,510
1 Story/BASEMENT	2006	130	B 105	11,631	Avq.	92%	100%	100%	10,701
1,998 SFLA									Outbuilding Total 105,199

Acpt Land	294,900	Accepted Bldg	294,100	Total	589,000
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WISCASSET

Valuation Report

09/13/2022

Name: THOMAS M JOYCE JR, TRUSTEE OF THE TRACY D JOYCE, TRUSTEE OF THE TRACY D

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Account: 2259 Card: 2 of 2

Map/Lot: Location:

R07-020-005-B 83 CUSHMAN POINT ROAD

Neighborhood SOUTHEAST
Zoning/Use SHORE RESIDENTIA
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 06/29/2021
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B3704P0225
Reference 2 R-7-020-005/B
Tran/Land/Bldg 9 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 6 50 0 Land Schedule 109

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Percent Good (Func, Econ), Value Rcld. Includes rows for 2S Open Fr Porch, FLOAT & RAMP..., 1,998 SFLA, and a Total row.

Acpt Land

0 Accepted Bldg

13,100 Total

13,100

WISCASSET

Valuation Report

09/13/2022

Name: THOMAS M JOYCE JR, TRUSTEE OF THE
TRACY D JOYCE, TRUSTEE OF THE TRACY D

Map/Lot:
Location:

Page 1237
R07-020-005-B

Account: 2259

83 CUSHMAN POINT ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	294,900	294,100	589,000	294,900	294,100	589,000
2	0	13,100	13,100	0	13,100	13,100
TOTAL	294,900	307,200	602,100	294,900	307,200	602,100

Account: 928 Card: 1 of 1

Location: 144 WESTPORT BRIDGE ROAD

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 01/19/2021
Topography	RollingSteep	Sale Price 0
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Conventional
		Verified Public Record
		Validity Related Parties

Reference 1 B1197P0295
 Reference 2 R-07-020/A0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	105,000	105,000	100%		105,000
1.00	Acres-Shallow WF Size Adj	10,500.00	10,500	100%		10,500
10.00	Acres-Waterfront Rear	13,000.00	130,000	100%		130,000
3.00	Acres-Waterfront Rear	13,000.00	39,000	100%		39,000
Total Acres 14.00			Land Total			284,500

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	988 Sqft	Grade B 95	Base		139,482
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	6	HEARTH				
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		3,723
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1985	0	TYPICAL	TYPICAL	Average	Typical	143,205			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		83%	100%	100%	118,860		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1985	272	B 95	18,650	Avq.	83%	100%	100%	15,479
1.75 ST GARAGE..	1985	624	B 95	47,618	Avq.	83%	100%	100%	39,523
Wood Deck	1985	252	B 95	2,972	Avq.	83%	100%	100%	2,467
						Outbuilding Total		57,469	

Acpt Land	284,500	Accepted Bldg	176,300	Total	460,800
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WISCASSET

Valuation Report

09/13/2022

Name: MICOZZI, JENNIFER J/T

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ROWE, MICHAEL

Map/Lot:

R07-020-A1

Account: 929 Card: 1 of 1

Location:

CUSHMAN POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use SHORE RESIDENTIA

Topography Below Street

Utilities NoWater/NoSewer

Street Paved

Sale Data

Sale Date 07/26/2013

Sale Price 40,000

Sale Type Land Only

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Reference 1 B4692P0042

Reference 2 R-07-020/A1 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	105,000	105,000	100%		105,000
1.00	Acres-Shallow WF Size Adj	10,500.00	10,500	100%		10,500
1.58	Acres-Waterfront Rear	13,000.00	20,540	100%		20,540
Total Acres 2.58					Land Total	136,040

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value
							Func	Econ	Rcnld	
Frame Shed	2014	96	B 100	676	Avq.	92%	100%	100%		622
Outbuilding Total									622	
Acpt Land		136,000	Accepted Bldg		600	Total			136,600	

Name: FARRELL, MICHAEL J

Page 1240

FARRELL, GABRIELLE M

Map/Lot:

R07-020-A2

Account: 930 Card: 1 of 1

Location:

56 CUSHMAN POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use SHORE RESIDENTIA

Topography Steep

Utilities Drilled WellSeptic System

Street Paved

Sale Data

Sale Date 08/24/2021

Sale Price 400,000

Sale Type Land & Buildings

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Reference 1 B2873P0210 06/02

Reference 2 R-07-020/A2 0000000000

Tran/Land/Bldg 6 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	105,000	105,000	100%		105,000
1.00	Acres-Shallow WF Size Adj	10,500.00	10,500	100%		10,500
1.10	Acres-Waterfront Rear	13,000.00	14,300	100%		14,300
Total Acres 2.10					Land Total	129,800

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,000 Sqft	Grade B 100	Base	148,606
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	4,120
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,919
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	TYPICAL	TYPICAL	Average	Typical	156,645
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		89%	100% 100%	139,414

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1999	96	C 100	1,129	Avg.	88%	100%	100%	994
Frame Garage	2003	320	C 100	10,662	Avg.	90%	100%	100%	9,596
1,750 SFLA						Outbuilding Total			10,590

Acpt Land 129,800 **Accepted Bldg** 150,000 **Total** 279,800

Account: 931 Card: 1 of 1

Location: 60 CUSHMAN POINT ROAD

Neighborhood SOUTHEAST
Zoning/Use SHORE RESIDENTIA
Topography Steep
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 06/15/2018
Sale Price 310,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4529P0142
Reference 2 R-07-020/A3 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	105,000	105,000	100%		105,000
1.00	Acres-Shallow WF Size Adj	10,500.00	10,500	100%		10,500
1.00	Acres-Waterfront Rear	13,000.00	13,000	100%		13,000
Total Acres 2.00					Land Total	128,500

Dwelling Description

Replacement Cost New

Colonial	Two Story	784 Sqft	Grade B 100	Base	144,244
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	7,838
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,871
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1994	0	GOOD	GOOD	Average	Typical	157,953				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)				
None		None		87%	100% 100%	137,419				
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
ONE STORY FRAME	1994	396	B 100	28,581	Avq.	87%	100%	100%	24,865	
3/4S AD/GAR.....	1994	528	B 100	34,845	Avq.	87%	100%	100%	30,315	
Open Frame Porch	1994	18	B 100	683	Avq.	87%	100%	100%	594	
Wood Deck	1994	672	C 100	7,004	Avq.	86%	100%	100%	6,023	
1.75 Story/BSMT	1994	138	B 100	16,237	Avq.	87%	100%	100%	14,126	
2,206 SFLA										
Acpt Land					128,500	Accepted Bldg		213,300	Total	341,800
Outbuilding Total									75,923	

WISCASSET

Valuation Report

09/13/2022

Name: MOCLAIR, WILLIAM M(TRUSTEE)

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MOCLAIR, JENNIFER M(TRUSTEE)

Map/Lot:

R07-020-A4

Account: 932 Card: 1 of 1

Location:

66 CUSHMAN POINT ROAD

Neighborhood SOUTHEAST
Zoning/Use SHORE RESIDENTIA
Topography Below StreetSteep
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 07/26/2019
Sale Price 272,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B1646P0237
Reference 2 R-07-020/A4 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 109

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Waterfront, Acres-Shallow WF Size Adj, Acres-Waterfront Rear, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Replacement Cost New, and Value. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1989, 0, TYPICAL, TYPICAL, Average, Typical, 151,667.

Table with 10 columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 85%, 100%, 100%, 128,917.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Frame Garage, Wood Deck, 1,638 SFLA, and Outbuilding Total.

Acpt Land 128,500 Accepted Bldg 148,100 Total 276,600

WISCASSET
 Name: KRAUSSE, ALDEN A
 TERPILOWSKI, IAN

Valuation Report

09/13/2022

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Account: 933 Card: 1 of 1

Map/Lot:
 Location:

R07-020-A5
 CUSHMAN POINT ROAD

Neighborhood SOUTHEAST
 Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 09/09/2020
 Sale Price 77,890
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B2445P0258
 Reference 2 R-07-020/A5 0000000000
 Tran/Land/Bldg 6 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	105,000	105,000	100%		105,000
1.00	Acres-Shallow WF Size Adj	10,500.00	10,500	100%		10,500
1.98	Acres-Waterfront Rear	13,000.00	25,740	100%		25,740
Total Acres 2.98					Land Total	141,240
Accpt Land		141,200	Accepted Bldg		0	Total
						141,200

WISCASSET

Valuation Report

09/13/2022

Name: COHEN, ALLEN S

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COHEN, MELISSA V

Map/Lot:

R07-020-B

Account: 934 Card: 1 of 1

Location:

CUSHMAN POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use SHORE RESIDENTIA
Topography Level
Utilities NoWater/NoSewer
Street Paved

Reference 1 B2302P0250
Reference 2 R-07-020/B0 0000000000
Tran/Land/Bldg 6 1 15
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	105,000	105,000	5%	Restrictio	5,250
0.10	Acres-Shallow WF Size Adj	10,500.00	1,050	100%		1,050
Total Acres 0.10				Land Total		6,300
Acpt Land		6,300	Accepted Bldg		0	Total 6,300

Name: COHEN, ALLEN S

Page 1245

COHEN, MELISSA V

Map/Lot:

R07-020-B1

Account: 935 Card: 1 of 1

Location: 141 CUSHMAN POINT ROAD

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 01/01/1998
Topography	Below Street	Sale Price 340,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2302P0250
 Reference 2 R-07-020/B1 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	275,000	275,000	100%		275,000
1.00	Acres-Deep WF Size Adj	27,500.00	27,500	100%		27,500
0.72	Acres-Waterfront Rear	13,000.00	9,360	100%		9,360
Total Acres 1.72					Land Total	311,860

Dwelling Description				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,120 Sqft	Grade A 105	Base	207,707
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Refrig.A/C	Heat	3,524
Rooms	8	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,992
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,183
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1996	0	GOOD	GOOD	Average	Typical	226,406	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		88%	100%	100%	199,237

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.75 Story/BSMT	1996	180	A 105	25,911	Avq.	88%	100%	100%	22,802
1 Story/BASEMENT	1996	400	A 105	41,698	Avq.	88%	100%	100%	36,694
3/4S AD/GAR.....	1996	396	A 105	33,160	Avq.	88%	100%	100%	29,181
Wood Deck	1996	260	C 100	2,802	Avq.	88%	100%	100%	2,466
PIER.....	1999	562	C 100	5,620	Avq.	88%	50%	100%	2,473
Frame Shed	1999	112	A 105	964	Avq.	88%	100%	100%	848
Patio	2001	875	A 105	9,630	Avq.	88%	100%	100%	8,474
Frame Shed	2002	180	A 105	1,551	Avq.	88%	100%	100%	1,365
Encl Frame Porch	2005	320	A 105	15,207	Avq.	88%	100%	100%	13,382
Open Frame Porch	2017	50	A 105	1,747	Avq.	92%	100%	100%	1,607
2,675 SFLA									Outbuilding Total
									119,292

Acpt Land	311,900	Accepted Bldg	318,500	Total	630,400
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Name: EILERS JR., CARL WILLIAM J/T

EILERS, CHRISTINE OLSON

Map/Lot:

R07-020-B2

Account: 936 Card: 1 of 1

Location: 135 CUSHMAN POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use SHORE RESIDENTIA
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 05/30/2014
 Sale Price 412,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4784P0318
 Reference 2 R-07-020/B2 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 6 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	275,000	275,000	100%		275,000
1.00	Acres-Deep WF Size Adj	27,500.00	27,500	100%		27,500
0.29	Acres-Waterfront Rear	13,000.00	3,770	100%		3,770
Total Acres 1.29					Land Total	306,270

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	784 Sqft	Grade B 100	Base	118,837
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	4,120
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,532
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Average	Typical	129,489
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		89%	100% 100%	115,245

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 STORY FR	2000	336	B 100	30,553	Avq.	89%	100%	100%	27,192
1 Story/BASEMENT	2000	384	B 100	32,719	Avq.	89%	100%	100%	29,120
Wood Deck	2001	592	C 100	6,188	Avq.	89%	100%	100%	5,507
Wood Deck	2005	48	C 100	640	Avq.	91%	100%	100%	582
Wood Deck	2005	40	C 100	558	Avq.	91%	100%	100%	508
Wood Deck	2005	44	C 100	599	Avq.	91%	100%	100%	545
FLOAT & RAMP....	2005	230	C 100	5,000	Avq.	91%	50%	100%	2,275
PIER.....	2005	330	C 100	3,300	Avq.	91%	50%	100%	1,502
2,260 SFLA									67,231

Acpt Land 306,300 **Accepted Bldg** 182,500 **Total** 488,800

Name: LIESER, DAVID E L/T

Page 1247

LIESER, DAN W. (TRUSTEES DEBRA K.LIESER

Map/Lot:

R07-020-B3

Account: 937

Card: 1 of 2

Location:

129 CUSHMAN POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use SHORE RESIDENTIA

Topography Below Street

Utilities Drilled WellSeptic System

Street Paved

Sale Data

Sale Date 12/15/2009

Sale Price 150,000

Sale Type Land & Buildings

Financing Unknown

Verified Public Record

Validity Related Parties

Reference 1 B2610P0111 B4078P0203

Reference 2 R-07-020/B3 0000000000

Tran/Land/Bldg 6 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) 50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	275,000	275,000	100%		275,000
1.00	Acres-Deep WF Size Adj	27,500.00	27,500	100%		27,500
1.25	Acres-Waterfront Rear	13,000.00	16,250	100%		16,250
Total Acres 2.25					Land Total	318,750

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,376 Sqft	Grade B 105	Base	219,000
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1032 Sqft, Grade B	Basement Gar	None	Fin Bsmt	52,850
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH		HEARTH	0
Bedrooms	3	Add Fixtures	3		
Baths	2	Half Baths	1	Plumbing	10,974
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,165
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	GOOD	GOOD	Average	Typical	288,989
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		90%	100% 100%	260,090

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2001	120	B 105	10,736	Avq.	89%	100%	100%	9,555
ONE STORY FRAME	2001	192	B 105	14,551	Avq.	89%	100%	100%	12,950
1.50 ST GARAGE..	2001	780	B 105	55,083	Avq.	89%	100%	100%	49,024
Wood Deck	2001	324	C 100	3,455	Avq.	89%	100%	100%	3,075
FLOAT & RAMP....	2001	290	C 100	5,000	Avq.	89%	50%	100%	2,225
Wood Deck	2001	218	C 100	2,374	Avq.	89%	100%	100%	2,113
Open Frame Porch	2001	80	B 105	2,232	Avq.	89%	100%	100%	1,986
Open Frame Porch	2001	40	B 105	1,255	Avq.	89%	100%	100%	1,117
1SFr Overhang	2001	42	B 105	3,183	Avq.	89%	100%	100%	2,833
Patio	2001	120	B 105	1,289	Avq.	89%	100%	100%	1,147
2,762 SFLA									86,025
Outbuilding Total									86,025

Acpt Land

318,800

Accepted Bldg

346,100

Total

664,900

WISCASSET

Valuation Report

09/13/2022

Name: LIESER, DAVID E L/T

Page 1248

LIESER, DAN W. (TRUSTEES DEBRA K.LIESER

Map/Lot:

R07-020-B3

Account: 937 Card: 2 of 2

Location: 129 CUSHMAN POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use SHORE RESIDENTIA

Topography Level

Utilities Drilled WellSeptic System

Street Paved

Sale Data

Sale Date 12/15/2009

Sale Price 150,000

Sale Type Land & Buildings

Financing Unknown

Verified Public Record

Validity Related Parties

Reference 1 B2610P0111 10/00

Reference 2 R-07-020/B3 0000000000

Tran/Land/Bldg 6 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1SFr Overhang	2001	22	B 100	1.667	Avg.	89%	100%	100%	1.484
2,784 SFLA									1.484
Accpt Land						0	Accepted Bldg		1,500
						1,500	Total		1,500

WISCASSET

Valuation Report

09/13/2022

Name: LIESER, DAVID E L/T

Page 1249

LIESER, DAN W. (TRUSTEES DEBRA K.LIESER

Map/Lot:

R07-020-B3

Account: 937

Location:

129 CUSHMAN POINT ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	318,800	346,100	664,900	318,800	346,100	664,900
2	0	1,500	1,500	0	1,500	1,500
TOTAL	318,800	347,600	666,400	318,800	347,600	666,400

Neighborhood SOUTHEAST

Zoning/Use SHORE RESIDENTIA
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1444P0022
 Reference 2 R-07-020/B4 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	275,000	275,000	100%		275,000
1.00	Acres-Deep WF Size Adj	27,500.00	27,500	100%		27,500
2.20	Acres-Waterfront Rear	13,000.00	28,600	100%		28,600
Total Acres 3.20			Land Total			331,100

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,478 Sqft	Grade B 105	Base	230,622
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	9	HEARTH			
Bedrooms	4	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	9,602
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	GOOD	GOOD	Average	Typical	240,224
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	87%	100%	100%	208,995	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1994	105	B 105	7,957	Avq.	87%	100%	100%	6,923
Wood Deck	1994	105	C 100	1,221	Avq.	87%	100%	100%	1,062
Open Frame Porch	1994	337	B 105	8,518	Avq.	87%	100%	100%	7,411
Open Frame Porch	1994	230	B 105	5,901	Avq.	87%	100%	100%	5,134
Wood Deck	1994	376	C 100	3,985	Avq.	87%	100%	100%	3,467
1.50 ST GARAGE..	1994	528	B 105	38,602	Avq.	87%	100%	100%	33,584
Wood Deck	1994	337	C 100	3,587	Avq.	87%	100%	100%	3,121
2,691 SFLA									60,702

Acpt Land	331,100	Accepted Bldg	269,700	Total	600,800
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Name: WHITAKER, ETHAN

Page 1251

WHITAKER, INGRID J

Map/Lot:

R07-020-B5

Account: 939 Card: 1 of 1

Location: 117 CUSHMAN POINT ROAD

Neighborhood	SOUTHEAST	Sale Data	
Zoning/Use	SHORE RESIDENTIA	Sale Date	09/01/1999
Topography	Below Street	Sale Price	89,500
Utilities	Drilled WellSeptic System	Sale Type	Land Only
Street	Paved	Financing	Unknown
		Verified	Public Record
		Validity	Arms Length Sale

Reference 1 B2529P0107
 Reference 2 R-07-020/B5 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	275,000	275,000	100%		275,000
1.00	Acres-Deep WF Size Adj	27,500.00	27,500	100%		27,500
1.75	Acres-Waterfront Rear	13,000.00	22,750	100%		22,750
Total Acres 2.75					Land Total	325,250

Dwelling Description				Replacement Cost New	
Colonial	Two Story	846 Sqft	Grade B 105	Base	163,434
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	210 Sqft, Grade B	Basement Gar	None	Fin Bsmt	11,292
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,859
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,165
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1999	0	TYPICAL	TYPICAL	Average	Typical	187,750				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	89%	100%	100%	167,098					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
1/2S AD/GAR.....	1999	576	B 105	31,259	Avq.	88%	100%	100%	27,508	
Open Frame Porch	1999	36	B 105	1,157	Avq.	88%	100%	100%	1,018	
Wood Deck	2001	130	C 100	1,476	Avq.	89%	100%	100%	1,314	
Wood Deck	2001	170	C 100	1,884	Avq.	89%	100%	100%	1,677	
FLOAT & RAMP....	2001	240	C 100	5,000	Avq.	89%	50%	100%	2,225	
Open Frame Porch	1999	32	B 105	1,059	Avq.	89%	100%	100%	943	
1,692 SFLA										
						Outbuilding Total		34,685		
Acpt Land		325,300		Accepted Bldg		201,800		Total		527,100

WISCASSET
 Name: HEALY, DOMINIQUE S
 HEALY, WILLIAM E

Valuation Report

09/13/2022

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Account: 940 Card: 1 of 1

Map/Lot: R07-020-B6
 Location: 105 CUSHMAN POINT ROAD

Neighborhood	SOUTHEAST	Sale Data	
Zoning/Use	SHORE RESIDENTIA	Sale Date	06/16/2020
Topography	Below Street	Sale Price	640,000
Utilities	Drilled WellSeptic System	Sale Type	Land & Buildings
Street	Paved	Financing	Unknown
		Verified	Public Record
		Validity	Arms Length Sale

Reference 1 B4768P0312
 Reference 2 R-07-020/B6 0000000000
 Tran/Land/Bldg 9 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	275,000	275,000	85%	Topoqraphy	233,750
1.00	Acres-Deep WF Size Adj	27,500.00	27,500	100%		27,500
1.61	Acres-Waterfront Rear	13,000.00	20,930	100%		20,930
Total Acres 2.61			Land Total			282,180

Dwelling Description				Replacement Cost New		
Modern/Contemp.	One & 1/2 Story	804 Sqft	Grade B 100	Base		115,986
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	1090 Sqft, Grade B	Basement Gar	None	Fin Bsmt		55,820
Heating	100% Hot Water BB	Cooling	100% Refrig.A/C	Heat		1,772
Rooms	9	HEARTH				
Bedrooms	4	Add Fixtures	1			
Baths	2	Half Baths	1	Plumbing		7,838
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1989	0	GOOD	GOOD	Average	Typical	181,416			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	85%	100%	100%	154,204				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1989	480	B 100	40,897	Avq.	85%	100%	100%	34,762
Open Frame Porch	1989	98	B 100	2,546	Avq.	85%	100%	100%	2,164
1.50 ST GARAGE..	1989	1024	B 100	67,657	Avq.	85%	100%	100%	57,508
Wood Deck	1989	336	C 100	3,577	Avq.	85%	100%	100%	3,040
Wood Deck	1989	64	C 100	803	Avq.	85%	100%	100%	683
Frame Shed	2001	102	B 100	718	Avq.	85%	100%	100%	610
FLOAT & RAMP....	2001	320	C 100	5,000	Avq.	89%	50%	100%	2,225
1 Story/BASEMENT	1989	456	B 100	38,853	Avq.	85%	100%	100%	33,025
2,142 SFLA						Outbuilding Total			134,017

Acpt Land	282,200	Accepted Bldg	288,200	Total	570,400
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WISCASSET
 Name: ZEHLER, DANIEL M

Valuation Report

09/13/2022

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Map/Lot:

R07-020-B7

Account: 941 Card: 1 of 1

Location:

CUSHMAN POINT ROAD

Neighborhood SOUTHEAST
 Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 11/01/1994
 Sale Price 25,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B2029P0336
 Reference 2 R-07-020/B7 0000000000
 Tran/Land/Bldg 6 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	275,000	275,000	50%	Topoqrphry	137,500
1.00	Acres-Deep WF Size Adj	27,500.00	27,500	100%		27,500
1.77	Acres-Waterfront Rear	13,000.00	23,010	100%		23,010
Total Acres 2.77					Land Total	188,010

Accpt Land 188,000 **Accepted Bldg** 0 **Total** 188,000

WISCASSET

Valuation Report

09/13/2022

Name: BELANGER, GABRIEL

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BELANGER, LINDSEY

Map/Lot:

R07-021

Account: 942 Card: 1 of 1

Location:

WESTPORT BRIDGE ROAD

Neighborhood SOUTHEAST

Zoning/Use SHORE RESIDENTIA

Topography Level

Utilities NoWater/NoSewer

Street Paved

Sale Data

Sale Date 11/09/2018

Sale Price 200,000

Sale Type Land Only

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Reference 1 B2633P0028

Reference 2 R-07-021/00 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 109

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Waterfront Deep	275,000	275,000	95%	Corner/Loc	261,250	
1.00	Acres-Deep WF Size Adj	27,500.00	27,500	100%		27,500	
4.00	Acres-Waterfront Rear	13,000.00	52,000	100%		52,000	
Total Acres 5.00					Land Total	340,750	
Accpt Land		340,800	Accepted Bldg		0	Total	340,800

Name: EGGLESTON(TRUSTEE), MICHAEL S

EGGLESTON(TRUSTEE), MICHELE

Map/Lot:

R07-021-A

Account: 943 Card: 1 of 1

Location: 182 WESTPORT BRIDGE ROAD

Neighborhood SOUTHEAST
 Zoning/Use SHORE RESIDENTIA
 Topography Below StreetSteep
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 11/20/2020
 Sale Price 430,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3545P0050
 Reference 2 R-07-021/A0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Waterfront Deep	275,000	275,000	95%	Corner/Loc	261,250	
1.00	Acres-Deep WF Size Adj	27,500.00	27,500	100%		27,500	
Total Acres 1.00						Land Total	288,750

Dwelling Description

Replacement Cost New

Ranch	One Story	1,120 Sqft	Grade C 105	Base	110,044
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-12,524
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-6,262
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,578
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	94,836
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		81%	100% 100%	76,817

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
ONE STORY FRAME	1980	138	C 105	9,094	Avq.	81%	100%	100%	7,366	
ONE STORY FRAME	1980	96	C 105	6,326	Avq.	81%	100%	100%	5,124	
ONE STORY FRAME	2008	313	C 100	19,644	Avq.	92%	100%	100%	18,072	
Wood Deck	1980	193	C 105	2,225	Avq.	81%	100%	100%	1,802	
Frame Garage	1980	400	C 105	13,108	Avq.	81%	100%	100%	10,617	
Frame Shed	1980	36	D 100	189	Fair	57%	100%	100%	108	
Frame Shed	1980	64	D 100	337	Avq-	70%	100%	100%	236	
1,667 SFLA									Outbuilding Total	43,325

Acpt Land	288,800	Accepted Bldg	120,100	Total	408,900
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Name: BELANGER, GABRIEL V

BELANGER, LINDSEY A

Map/Lot:

R07-022

Account: 944 Card: 1 of 2

Location: 145 WESTPORT BRIDGE ROAD

Neighborhood SOUTHEAST

Zoning/Use SHORE RESIDENTIA
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 05/18/2016
 Sale Price 955,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B2869P0122 06/02
 Reference 2 R-07-022/00 0000000000
 Tran/Land/Bldg 6 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	275,000	275,000	100%		275,000
1.00	Acres-Deep WF Size Adj	27,500.00	27,500	100%		27,500
2.86	Acres-Waterfront Rear	13,000.00	37,180	100%		37,180
Total Acres 3.86						Land Total 339,680

Dwelling Description

Replacement Cost New

Colonial	Two Story	640 Sqft	Grade B 105	Base	123,638
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	600 Sqft, Grade D	Basement Gar	None	Fin Bsmt	22,978
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	10,974
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	2005	GOOD	GOOD	Above Average	Typical	157,590
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	91%	100%	100%	143,407	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1989	320	B 105	28,628	Avq+	91%	100%	100%	26,051
1 Story/BASEMENT	1989	820	B 105	73,360	Avq+	91%	100%	100%	66,758
Finished Attic	1989	420	B 105	8,145	Avq+	91%	100%	100%	7,412
1.50 ST GARAGE..	1994	780	B 105	55,083	Avq+	91%	100%	100%	50,126
1.50 ST GARAGE..	1994	437	B 105	32,651	Avq+	91%	100%	100%	29,712
Wood Deck	2005	524	B 105	6,635	Avq+	91%	100%	100%	6,038
ONE STORY FRAME	2005	432	B 105	32,738	Avq+	91%	100%	100%	29,792
Open Frame Porch	2005	96	B 105	2,624	Avq+	91%	100%	100%	2,388
Frame Shed	2005	96	C 100	588	Avq.	91%	100%	100%	535
3,020 SFLA									
Outbuilding Total									218,812

Acpt Land 339,700 **Accepted Bldg** 362,200 **Total** 701,900

WISCASSET

Valuation Report

09/13/2022

Name: BELANGER, GABRIEL V

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BELANGER, LINDSEY A

Map/Lot:

R07-022

Account: 944 Card: 2 of 2

Location: 145 WESTPORT BRIDGE ROAD

Neighborhood SOUTHEAST

Zoning/Use SHORE RESIDENTIA

Topography Rolling

Utilities Drilled WellSeptic System

Street Paved

Sale Data

Sale Date 05/18/2016

Sale Price 955,000

Sale Type Land & Buildings

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Reference 1 B2869P0122 06/02

Reference 2 R-07-022/00 0000000000

Tran/Land/Bldg 6 0 0

FARM LAND 0 OPEN SPACE 0

Exemption(s) 50 0 0 Land Schedule 109

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
FLOAT & RAMP....	2016	1	C 100	5.000	Avg.	92%	100%	100%	4.600
3,020 SFLA						Outbuilding Total			4.600
Accpt Land		0	Accepted Bldg			4,600	Total		4,600

WISCASSET

Valuation Report

09/13/2022

Name: BELANGER, GABRIEL V

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BELANGER, LINDSEY A

Map/Lot:

R07-022

Account: 944

Location:

145 WESTPORT BRIDGE ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	339,700	362,200	701,900	339,700	362,200	701,900
2	0	4,600	4,600	0	4,600	4,600
TOTAL	339,700	366,800	706,500	339,700	366,800	706,500

Valuation Report

Map/Lot: R07-023

Account: 945 Card: 1 of 1

Location: IN BACK RIVER/COWSEAGAN

Neighborhood SOUTHEAST
 Zoning/Use SHORE RES PROTEC
 Topography
 Utilities NoWater/NoSewer
 Street No Street

Sale Data
 Sale Date 12/20/2002
 Sale Price 60,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B2969P232 12/02
 Reference 2 R-07-023/00 0000000000
 Tran/Land/Bldg 1 7 15
 FARM LAND 0 OPEN SPACE 2003
 Exemption(s) 11 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
6.00	Acres-Waterfront Rear	13,000.00	78,000	100%		78,000
Total Acres 6.00				Land Total		78,000

Acpt Land 78,000 **Accepted Bldg** 0 **Total** 78,000

WISCASSET
 Name: GAGNON, ROBERT R
 GAGNON, MISTY K

Valuation Report

09/13/2022

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Account: 946 Card: 1 of 1

Map/Lot: R07-024
 Location: 395 BIRCH POINT ROAD

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 06/27/2005
Topography	Below Street	Sale Price 0
Utilities	Public WaterSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B3506P0064 B3629P0139 B4059P0149
 Reference 2 R-07-024/00 0000000000
 Tran/Land/Bldg 1 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.20	Acres-Rear Land 1-10	2,000.00	400	100%		400
Total Acres 1.20			Land Total			36,700

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14' Mobile Home	2005	14X70	D 100	67,752	Avq-	81%	50%	100%	27,270	
Wood Deck	2005	120	D 100	1,182	Avq-	81%	100%	100%	957	
1.50 ST GARAGE..	2005	576	D 100	29,728	Fair	71%	50%	100%	10,554	
Canopy	2006	240	D 100	2,142	Fair	71%	100%	100%	1,521	
Frame Shed	2006	96	D 100	506	Fair	71%	100%	100%	359	
Frame Shed	2006	240	D 100	1,263	Fair	71%	100%	100%	897	
Wood Deck	2005	132	D 100	1,287	Fair	71%	100%	100%	914	
980 SFLA						Outbuilding Total			42,472	
Acpt Land		36,700	Accepted Bldg			42,500	Total		79,200	

WISCASSET

Valuation Report

09/13/2022

Name: DENHAM, GENE R J/T

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DENHAM, DAYLENE M

Map/Lot:

R07-025

Account: 947 Card: 1 of 1

Location: 377 BIRCH POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL

Topography Level

Utilities Public WaterPublic Sewer

Street Paved

Sale Data

Sale Date 06/30/2009

Sale Price 41,000

Sale Type Land Only

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Reference 1 B1598P0099

Reference 2 R-07-025/00 0000000000

Tran/Land/Bldg 1 1 2

FARM LAND 0 OPEN SPACE 0

Exemption(s) 0 50 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
3.02	Acres-Rear Land 1-10	2,000.00	6,040	100%		6,040
Total Acres 4.02						Land Total 42,340

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
						Phy	Func	Econ		
Frame Shed	2009	192	C 100	1,175	Avq.	92%	100%	100%	1,081	
Wood Deck	2009	120	C 100	1,374	Avq.	92%	100%	100%	1,264	
14' Mobile Home	1997	14X72	D 95	65,848	Avq.	71%	50%	100%	23,360	
Wood Deck	2010	48	C 100	640	Avq.	92%	100%	100%	589	
Frame Garage	2012	768	C 100	20,867	Avq.	92%	100%	100%	19,198	
1,008 SFLA							Outbuilding Total			45,492
Acpt Land		42,300	Accepted Bldg		45,500	Total			87,800	

Name: CAMPBELL, RALPH L J/T

CAMPBELL, CHERYL B

Map/Lot:

R07-025-A

Account: 948 Card: 1 of 1

Location: 367 BIRCH POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL

Topography Rolling

Utilities Drilled WellSeptic System

Street Paved

Sale Data

Sale Date 06/13/2009

Sale Price 0

Sale Type Land Only

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Reference 1 B1161P0232 B4185P0001

Reference 2 R-07-025/A0 0000000000

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) 50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
1.33	Acres-Rear Land 1-10	2,000.00	2,660	100%		2,660
Total Acres 2.33					Land Total	38,960

Dwelling Description

Replacement Cost New

Ranch	One Story	864 Sqft	Grade C 105	Base	84,891
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	561 Sqft, Grade C	Basement Gar	None	Fin Bsmt	26,231
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,361
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Above Average	Typical	116,483
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		86%	100%	100%
						100,175

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1972	352	C 105	11,961	Avq+	86%	100%	100%	10,286
Frame Shed	2020	192	C 100	1,175	Avq.	92%	100%	100%	1,081
864 SFLA									11,367
Outbuilding Total								11,367	

Acpt Land 39,000 **Accepted Bldg** 111,500 **Total** 150,500

WISCASSET

Valuation Report

09/13/2022

Name: GAGNON, ROBERT R

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GAGNON, MISTY K

Map/Lot:

R07-025-B

Account: 949 Card: 1 of 1

Location:

BIRCH POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Rolling
Utilities NoWater/NoSewer
Street Paved

Sale Data
Sale Date 06/27/2005
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B3506P0064 B3629P0139 B4059P0149

Reference 2 R-07-025/B0 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 109

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Accpt Land 36,700 Accepted Bldg 0 Total 36,700

Name: BEAHM, FREDERICK H

BEAHM, MARRYANN

Map/Lot:

R07-026-001

Account: 950 Card: 1 of 1

Location: 325 BIRCH POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellPublic Sewer
Street Paved

Sale Data
Sale Date 03/02/2017
Sale Price 266,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3504P0101
Reference 2 R-07-026/01 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 109

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Quantity, Condition, Replacement Cost, Value. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Overall totals and Outbuildings/Improvements table.

Acpt Land

36,900

Accepted Bldg

204,700

Total

241,600

WISCASSET
 Name: CRUZ, RANILO N
 CRUZ, MERIAM V

Valuation Report

09/13/2022

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Account: 951 Card: 1 of 1

Map/Lot: R07-026-002
 Location: 331 BIRCH POINT ROAD

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 08/01/1997
Topography	Rolling	Sale Price 19,900
Utilities	All Public	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2272P0332
 Reference 2 R-07-026/02 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.40	Acres-Rear Land 1-10	2,000.00	800	100%		800
Total Acres 1.40						Land Total 37,100

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	936 Sqft	Grade B 95	Base		125,761
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	842 Sqft, Grade B	Basement Gar	None	Fin Bsmt		40,964
Heating	100% Hot Water BB	Cooling	100% None	Heat		0
Rooms	7	HEARTH				
Bedrooms	5	Add Fixtures	0			
Baths	3	Half Baths	0	Plumbing		7,446
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1998	0	TYPICAL	TYPICAL	Average	Typical	174,171			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	88%	100%	100%	153,270				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1998	168	B 100	4,176	Avq.	88%	100%	100%	3,675
Frame Shed	1999	64	B 100	451	Avq.	88%	100%	100%	397
Open Frame Porch	2001	32	B 100	1,009	Avq.	89%	100%	100%	898
Wood Deck	2001	168	B 95	2,037	Avq.	88%	100%	100%	1,793
1,404 SFLA									Outbuilding Total 6,763

Acpt Land 37,100 **Accepted Bldg** 160,000 **Total** 197,100

Name: MANTEUFFEL, ELIZABETH M & IACONO, IACONO, THERESA J & IACONO, ANNIE M.

Map/Lot:

Account: 952 Card: 1 of 1

Location:

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 02/14/2022
Topography	Rolling	Sale Price 0
Utilities	Public WaterPublic Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B2227P0115
 Reference 2 R-07-026/03 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.60	Acres-Rear Land 1-10	2,000.00	1,200	100%		1,200
Total Acres 1.60						Land Total 37,500

Dwelling Description				Replacement Cost New		
Double Wide	One Story	1,344 Sqft	Grade D 100	Base		77,256
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	5	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	77,256
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		85%	100% 100%	65,668

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1990	444	D 100	4,024	Avg.	85%	100%	100%	3,420
Frame Garage	1990	576	D 100	14,184	Avg.	85%	100%	100%	12,056
1,344 SFLA									
Outbuilding Total									15,476

Acpt Land 37,500 **Accepted Bldg** 81,100 **Total** 118,600

Name: EANES, CHARLES J JR

Page 1267

EANES, SUE A

Map/Lot:

R07-026-004

Account: 953 Card: 1 of 1

Location: 343 BIRCH POINT ROAD

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Level
 Utilities Public WaterPublic Sewer
 Street Paved

Sale Data
 Sale Date 10/19/2020
 Sale Price 310,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4648P0301
 Reference 2 R-07-026/04 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.60	Acres-Rear Land 1-10	2,000.00	1,200	100%		1,200
Total Acres 1.60			Land Total			37,500

Dwelling Description				Replacement Cost New	
Ranch	One Story	2,472 Sqft	Grade C 105	Base	242,884
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1936 Sqft, Grade C	Basement Gar	None	Fin Bsmt	90,523
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	15	HEARTH			
Bedrooms	8	Add Fixtures	0		
Baths	2	Half Baths	4	Plumbing	13,121
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,361
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1986	2004	TYPICAL	TYPICAL	Average	Typical	351,889			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		Other.....		84%	100%	80%	236,469		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1986	240	C 105	5,343	Avq.	84%	100%	80%	3,590
Wood Deck	1999	490	C 105	5,405	Avq.	84%	100%	80%	3,632
Open Frame Porch	1999	144	C 105	3,302	Avq.	84%	100%	80%	2,219
1.50 ST GARAGE..	2005	952	C 105	57,679	Avq.	84%	100%	80%	38,760
BSMT ENTRY.....	1986	30	C 105	385	Avq.	84%	100%	80%	258
2,472 SFLA									48,459
Acpt Land									37,500
Accepted Bldg									284,900
Total									322,400

Name: ISSLER, KELLY A

Page 1268

ISSLER, FALLON YVETTE

Map/Lot:

R07-026-005

Account: 954 Card: 1 of 1

Location: 349 BIRCH POINT ROAD

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 06/05/2020
Topography	Rolling	Sale Price 325,000
Utilities	Drilled WellPublic Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B1338P0222
 Reference 2 R-07-026/05 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.70	Acres-Rear Land 1-10	2,000.00	1,400	100%		1,400
Total Acres 1.70						Land Total 37,700

Dwelling Description				Replacement Cost New		
Colonial	Two Story	864 Sqft	Grade B 95	Base		151,015
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	500 Sqft, Grade B	Basement Gar	None	Fin Bsmt		24,325
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	6	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		3,723
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1985	0	TYPICAL	TYPICAL	Above Average	Typical	179,063			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		90%	100%	100%	161,157		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1985	176	B 95	12,068	Avq+	90%	100%	100%	10,861
Open Frame Porch	1985	88	B 95	2,197	Avq+	90%	100%	100%	1,977
1.75 ST GARAGE..	1985	576	B 95	43,956	Avq+	90%	100%	100%	39,560
AB.GR. POOL.....	1985	1	C 100	1,000	Avq.	99%	100%	100%	990
Wood Deck	2001	288	C 100	3,088	Avq.	89%	100%	100%	2,748
1,904 SFLA									Outbuilding Total 56,136
Acpt Land		37,700		Accepted Bldg		217,300		Total 255,000	

WISCASSET
 Name: WALKER, JULIA T
 LORING, EVAN J

Valuation Report

09/13/2022

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Account: 955 Card: 1 of 1

Map/Lot: R07-026-006
 Location: 356 BIRCH POINT ROAD

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 07/14/2021
Topography	Below Street	Sale Price 210,000
Utilities	Drilled WellPublic Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3866P001
 Reference 2 R-07-026/06 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.61	Acres-Rear Land 1-10	2,000.00	1,220	100%		1,220
Total Acres 1.61						Land Total 37,520

Dwelling Description				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 105	Base	94,324
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1992	0	TYPICAL	TYPICAL	Above Average	Typical	94,324			
Functional Obsolescence	Economic Obsolescence		Phys. %		Func. %	Econ. %	Value(Rcnd)		
None	None		92%		100%	100%	86,778		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Shed	1992	84	D 100	442	Avq.	85%	100%	100%	376
Wood Deck	2005	88	C 105	1,100	Avq+	92%	100%	100%	1,012
BSMT ENTRY.....	1992	24	C 105	309	Avq+	92%	100%	100%	284
Frame Garaqe	2016	768	C 100	20,867	Avq.	92%	100%	100%	19,198
960 SFLA	Outbuilding Total								20,870

Acpt Land 37,500 **Accepted Bldg** 107,600 **Total** 145,100

Name: JONES, KELLY L

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JONES, SHERRI B

Map/Lot:

R07-026-007

Account: 956 Card: 1 of 1

Location: 361 BIRCH POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Below Street
Utilities Drilled WellPublic Sewer
Street Paved

Reference 1 B1384P0204
Reference 2 R-07-026/07 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 109

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Split Level, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Canopy, Encl Frame Porch, ONE STORY FRAME, AB.GR. POOL....., Frame Shed, ONE STORY FRAME, Wood Deck, Patio, 1,328 SFLA.

Summary row: Acpt Land 37,300 Accepted Bldg 96,500 Total 133,800

WISCASSET

Valuation Report

09/13/2022

Name: FOGG, PETER H

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FOGG, TERESA J C

Map/Lot:

R07-027

Account: 957 Card: 1 of 1

Location:

TWO BRIDGE ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL

Topography Level

Utilities NoWater/NoSewer

Street Paved

Reference 1 B1178P0119

Reference 2 R-07-027/00 0000000000

Tran/Land/Bldg 8 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
2.19	Acres-Rear Land 1-10	2,000.00	4,380	100%		4,380
Total Acres 3.19					Land Total	40,680

Accpt Land

40,700

Accepted Bldg

0 **Total**

40,700

WISCASSET
Name: CENTRAL MAINE POWER

Valuation Report

09/13/2022

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Map/Lot:

R07-028

Account: 2012 Card: 1 of 1

Location:

TWO BRIDGE ROAD

Neighborhood SOUTHEAST

Zoning/Use UTILITY ROW
Topography Rolling
Utilities NoWater/NoSewer
Street Paved

Reference 1 B0000P0000

Reference 2 R-07-028

Tran/Land/Bldg 1 3 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.00	Acres-Rear Land 1-10	2,000.00	10,000	100%		10,000
Total Acres 5.00				Land Total		10,000

Acpt Land	10,000	Accepted Bldg	0	Total	10,000
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WISCASSET

Valuation Report

09/13/2022

Name: FOGG, PETER H

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FOGG, TERESA J C

Map/Lot:

R07-029

Account: 958 Card: 1 of 1

Location:

TWO BRIDGE ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level

Utilities NoWater/NoSewer

Street Paved

Sale Data	
Sale Date	04/01/1994
Sale Price	20,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B1178P0119
Reference 2 R-07-029/00 0000000000

Tran/Land/Bldg 8 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
5.50	Acres-Rear Land 1-10	2,000.00	11,000	100%		11,000
Total Acres 6.50					Land Total	47,300

Accpt Land	47,300	Accepted Bldg	0	Total	47,300
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Name: CURTIS, SHIRLEY I. & STETSON L.

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TRUSTEES, SHIRLEY I. CURTIS LIVING TRUST

Map/Lot:

R07-029-A

Account: 959 Card: 1 of 1

Location:

76 TWO BRIDGE ROAD

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 10/23/2003
Topography	Below Street	Sale Price 32,000
Utilities	Drilled WellSeptic System	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3178P0179 B3771P0259 B4768P0161
 Reference 2 R-07-029/A0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 2 50 0 Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
1.00	Acres-Rear Land 1-10	2,000.00	2,000	100%		2,000
Total Acres 2.00			Land Total			38,300

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	1,239 Sqft	Grade B 100	Base		175,234
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	560 Sqft, Grade D	Basement Gar	None	Fin Bsmt		21,446
Heating	100% Hot Water BB	Cooling	100% None	Heat		0
Rooms	4	HEARTH				
Bedrooms	4	Add Fixtures	1			
Baths	2	Half Baths	0	Plumbing		5,226
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	15%			Unfinished		-10,013

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
2004	0	TYPICAL	TYPICAL	Average	Typical	191,893				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		91%	100%	100%	174,623			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Open Frame Porch	2004	55	B 100	1,544	Avq.	91%	100%	100%	1,405	
1.50 ST GARAGE..	2004	728	B 100	49,221	Avq.	91%	100%	100%	44,791	
Frame Shed	2014	192	B 100	1,351	Avq.	92%	100%	100%	1,243	
1,580 SFLA	Outbuilding Total								47,439	
Acpt Land		38,300		Accepted Bldg		222,100		Total		260,400

WISCASSET
 Name: FRYE, BRENT
 FRYE, KALEIGH

Valuation Report

09/13/2022

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Account: 960 Card: 1 of 2

Map/Lot: R07-031
 Location: 86 TWO BRIDGE ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellPublic Sewer
 Street Gravel

Sale Data
 Sale Date 06/30/2017
 Sale Price 200,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B0557P0251
 Reference 2 R-07-031/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
4.00	Acres-Rear Land 11-20	1,000.00	4,000	100%		4,000
Total Acres 15.00						60,300

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,008 Sqft	Grade B 95	Base	138,144
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-5,473
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,578
Insulation	Minimal			Insulation	-2,346
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1805	0	TYPICAL	TYPICAL	Average	Typical	138,385
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						Value
None						
65%						89,950

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1805	288	B 95	19,747	Avq.	65%	100%	100%	12,836
ONE STORY FRAME	1805	456	B 95	31,266	Avq.	65%	100%	100%	20,323
Encl Frame Porch	1805	24	B 95	1,250	Avq.	65%	100%	100%	813
Unfinished Attic	1805	456	B 95	2,172	Avq.	65%	100%	100%	1,412
Frame Garage	1970	576	C 100	16,493	Avq.	74%	100%	100%	12,205
Wood Deck	1990	168	C 100	1,864	Avq.	84%	100%	100%	1,566
Frame Shed	1805	119	B 95	795	Avq.	65%	100%	100%	517
1.50 ST BARN....	1900	3200	C 100	116,674	Avq.	65%	100%	100%	75,838
ONE STORY FRAME	1805	120	B 95	8,228	Avq.	65%	100%	100%	5,348
Frame Bay Window	1805	18	B 95	1,235	Avq.	65%	100%	100%	803
2,394 SFLA									
Outbuilding Total									131,661

Acpt Land 60,300 **Accepted Bldg** 221,600 **Total** 281,900

WISCASSET
 Name: FRYE, BRENT
 FRYE, KALEIGH

Valuation Report

09/13/2022

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Account: 960 Card: 2 of 2

Map/Lot: R07-031
 Location: 86 TWO BRIDGE ROAD

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellPublic Sewer
 Street Gravel

Sale Data
 Sale Date 06/30/2017
 Sale Price 200,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B0557P0251
 Reference 2 R-07-031/00 0000000000
 Tran/Land/Bldg 1 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 109

Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
ONE STORY FRAME	2021	130	B 100	9.383	Avg.	92%	50%	100%	4,316	
2,524 SFLA									4,316	
Accpt Land						0	Accepted Bldg		4,300	Total
									4,300	

WISCASSET
Name: FRYE, BRENT
FRYE, KALEIGH
Account: 960

Valuation Report

09/13/2022
Page 1277
R07-031
86 TWO BRIDGE ROAD

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	60,300	221,600	281,900	60,300	221,600	281,900
2	0	4,300	4,300	0	4,300	4,300
TOTAL	60,300	225,900	286,200	60,300	225,900	286,200

WISCASSET
 Name: JAMES, ANDREW M
 JAMES, CAROL M

Valuation Report

09/13/2022

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Map/Lot: R07-032

Account: 961 Card: 1 of 1

Location: 73 TWO BRIDGE ROAD

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 11/01/1996
 Sale Price 71,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B2199P0172
 Reference 2 R-07-032/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.73	Acres-Rear Land 1-10	2,000.00	1,460	100%		1,460
Total Acres 1.73					Land Total	37,760

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 3/4 Story ALUM/VINYL 1 OTHER Units-0	480 Sqft Masonry Trim Roof Cover	Grade C 105 None Asphalt Shingles	Base Trim Roof	65,128 0 0
Foundation	Concrete	Basement	None	Basement	-5,010
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,386
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1948	1999	GOOD	TYPICAL	Above Average	Typical	62,504
Functional Obsolescence						Value(Rcnld)
None						48,753

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
ONE STORY FRAME	1999	176	C 105	11,598	Avq+	78%	100%	100%	9,046
Wood Deck	1985	224	C 100	2,435	Avq.	81%	100%	100%	1,972
Frame Garage	1960	420	D 100	11,128	Avq.	69%	100%	100%	7,678
Frame Shed	1960	325	D 100	1,711	Fair	46%	100%	100%	787
Wood Deck	2001	201	C 100	2,200	Avq.	89%	100%	100%	1,958
1Sfr Overhang	1999	20	C 105	1,318	Avq+	78%	100%	100%	1,028
Open Frame Porch	2012	40	C 100	1,039	Avq.	92%	100%	100%	956
1,036 SFLA									23,425

Acpt Land 37,800 **Accepted Bldg** 72,200 **Total** 110,000

WISCASSET

Valuation Report

09/13/2022

Name: FOGG, JANICE M

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FOGG, JR., MERRILL O.

Map/Lot:

R07-033

Account: 962 Card: 1 of 1

Location:

TWO BRIDGE ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Steep
Utilities Drilled Well
Street Paved

Sale Data
Sale Date 03/01/1994
Sale Price 35,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B1960P0255
Reference 2 R-07-033/00 0000000000
Tran/Land/Bldg 1 1 16
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 109

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, Acres-Rear Land 11-20, and Land Total.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Percent Good (Func, Econ), Value Rcnld. Includes Frame Shed and Outbuilding Total.

Accpt Land

60,300

Accepted Bldg

500

Total

60,800

WISCASSET
 Name: FOGG, PETER H
 FOGG, TERESA J C

Valuation Report

09/13/2022

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Account: 963 Card: 1 of 1

Map/Lot: R07-034
 Location: 33 TWO BRIDGE ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1178P0119
 Reference 2 R-07-034/00 0000000000
 Tran/Land/Bldg 6 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
24.00	R 20+-Rear 20+	500.00	12,000	100%		12,000
Total Acres 45.00						Land Total 78,300

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	1,200 Sqft	Grade B 100	Base		181,894
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	67% Forced Warm	Cooling	0% None	Heat		-4,244
Rooms	8	HEARTH				
Bedrooms	2	Add Fixtures	2			
Baths	3	Half Baths	0	Plumbing		10,451
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,871
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1830	0	TYPICAL	TYPICAL	Above Average	Typical	193,972			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		75%	100%	100%	145,479		
Outbuildings/ Additions/ Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1990	192	C 100	1,175	Avq.	84%	100%	100%	987
Open Frame Porch	1999	72	B 100	1,940	Avq.	88%	100%	100%	1,707
3/4S AD/GAR.....	1999	900	B 100	56,663	Avq+	75%	100%	100%	42,497
1 & 3/4 STORY FR	1999	288	B 100	30,132	Avq+	75%	100%	100%	22,599
2,604 SFLA									Outbuilding Total 67,790
Acpt Land		78,300		Accepted Bldg		213,300		Total 291,600	

WISCASSET
Name: CENTRAL MAINE POWER

Valuation Report

09/13/2022

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Map/Lot:

R07-035

Account: 2013 Card: 1 of 1

Location:

TWO BRIDGE ROAD

Neighborhood SOUTHEAST

Zoning/Use UTILITY ROW
Topography Rolling
Utilities NoWater/NoSewer
Street Paved

Reference 1 B0000P0000

Reference 2 R-07-035

Tran/Land/Bldg 1 3 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 109

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
3.00	Acres-Rear Land 1-10	2,000.00	6,000	100%		6,000	
Total Acres 3.00					Land Total	6,000	
Acpt Land		6,000	Accepted Bldg	0	Total	6,000	

WISCASSET

Valuation Report

09/13/2022

Name: FOGG, PETER H

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FOGG, TERESA J C

Map/Lot:

R07-036

Account: 964 Card: 1 of 1

Location:

TWO BRIDGE ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Rolling
Utilities NoWater/NoSewer
Street Paved

Reference 1 B1178P0119
Reference 2 R-07-036/00 0000000000

Tran/Land/Bldg 6 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	90%	Restrictio	29,700
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.90	Acres-Rear Land 1-10	2,000.00	1,800	100%		1,800
Total Acres 1.90					Land Total	34,800

Accpt Land	34,800	Accepted Bldg	0	Total	34,800
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Name: STOOPS, KALEIGH

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STOOPS, TREVEN C

Map/Lot:

R07-037

Account: 965 Card: 1 of 1

Location: 297 BIRCH POINT ROAD

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 06/03/2016
Topography	Level	Sale Price 224,700
Utilities	Public WaterPublic Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4022P0130
 Reference 2 R-07-037/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 6 50 0 Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.75	Acres-Rear Land 1-10	2,000.00	1,500	100%		1,500
Total Acres 1.75						Land Total 37,800

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	730 Sqft	Grade B 100	Base		108,483
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	6	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		6,532
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1898	0	TYPICAL	TYPICAL	Average	Typical	115,015
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
Incomplete		None		65%	100% 100%	74,760

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.75 Story/BSMT	1992	662	C 100	67,729	Avq.	85%	80%	100%	46,056
ONE STORY FRAME	1898	48	B 100	3,464	Avq.	65%	100%	100%	2,252
Frame Garage	1975	528	C 100	15,400	Avq.	76%	100%	100%	11,704
Wood Deck	2004	225	C 100	2,445	Avq.	91%	100%	100%	2,225
1 Story/BASEMENT	1898	240	B 100	20,449	Avq.	65%	100%	100%	13,292
1 & 1/2 STORY FR	1898	300	B 100	27,279	Avq.	65%	60%	100%	10,639
Frame Shed	1950	192	C 100	1,175	Avq-	57%	100%	100%	670
Canopy	1950	84	D 100	794	Fair	42%	100%	100%	333
Frame Garage	2009	816	C 100	21,961	Avq.	92%	100%	100%	20,204
3,174 SFLA									
Outbuilding Total									107,375

Acpt Land 37,800 **Accepted Bldg** 182,100 **Total** 219,900

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellPublic Sewer
Street Paved

Reference 1 B2110P0183
Reference 2 R-07-038/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.99	Acres-Rear Land 1-10	2,000.00	1,980	100%		1,980
Total Acres 1.99					Land Total	38,280

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 1/2 Story OTHER 1 OTHER Units-0	500 Sqft Masonry Trim Roof Cover	Grade B 95 None Asphalt Shingles	Base Trim Roof	67,180 0 0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1877	0	TYPICAL	TYPICAL	Below Average	Typical	67,180
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		57%	100%	100%
						Value(Rcnld)
						38,293

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1877	108	B 95	8,742	Avq-	57%	100%	100%	4,983
1 Story/BASEMENT	1877	240	B 95	19,427	Avq-	57%	100%	100%	11,073
Finished Attic	1877	240	B 95	4,210	Avq-	57%	100%	100%	2,400
Wood Deck	1970	121	D 100	1,190	Fair	52%	100%	100%	619
Wood Deck	1970	90	D 100	918	Fair	52%	100%	100%	477
Frame Shed	1970	143	D 100	752	Fair	52%	100%	100%	391
Frame Shed	2002	144	C 100	881	Avq.	90%	100%	100%	793
BSMT ENTRY.....	1877	36	B 95	482	Avq-	57%	100%	100%	275
1,194 SFLA	Outbuilding Total								21,011

Acpt Land	38,300	Accepted Bldg	59,300	Total	97,600
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Valuation Report

Map/Lot: R07-039

Account: 968 Card: 1 of 1

Location: 285 BIRCH POINT ROAD

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date
Topography	Level	Sale Price
Utilities	All Public	Sale Type
Street	Paved	Financing
		Verified
		Validity

Reference 1 B3736P0067
 Reference 2 R-07-039/00 0000000000
 Tran/Land/Bldg 1 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
17.00	Sites-Mobile Home Site	12,700.00	215,900	100%		215,900
2.00	Acres-Base Homesite Value	33,000.00	66,000	10%		6,600
2.00	Acres-HS Size Adj	3,300.00	6,600	100%		6,600
3.20	Acres-Rear Land 1-10	2,000.00	6,400	100%		6,400
Total Acres 5.20					Land Total	235,500

Acpt Land	235,500	Accepted Bldg	0	Total	235,500
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WISCASSET
 Name: RANKIN, HOPE

Valuation Report

09/13/2022

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Map/Lot:

R07-039-001

Account: 20 Card: 1 of 1

Location: 285 BIRCH POINT RD LOT #1

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/01/2011
 Sale Price 0
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B0000P0000
 Reference 2 D-001 0000000000
 Tran/Land/Bldg 9 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 109

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	2014	14X56	C 100	75.888	Avg.	90%	50%	100%	34,150
784 SFLA						Outbuilding Total			34,150
Acpt Land			0	Accepted Bldg		34,200	Total		34,200

WISCASSET
 Name: NORTH CREEK CAPITOL GROUP, LLC.

Valuation Report

09/13/2022

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Account: 2754 Card: 1 of 1

Map/Lot:
 Location: 285 BIRCH POINT ROAD LOT #2

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	1995	14X56	C 100	75.888	Avg-	58%	50%	100%	22,008
SLAB.....	1	784	C 100	1.960	Avg.	65%	100%	100%	1,274
Outbuilding Total									23,282
Acpt Land			0	Accepted Bldg		23,300	Total		23,300

WISCASSET

Valuation Report

09/13/2022

Name: TEGERERO, ROWENA

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TEGERERO, ROQUE

Map/Lot:

R07-039-003

Account: 2269 Card: 1 of 1

Location: 285 BIRCH POINT ROAD LOT #

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B0000P0000
Reference 2 D-003
Tran/Land/Bldg 9 1 3
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 109

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	1993	14X77	D 100	73,220	Avg-	54%	50%	100%	19,586
Frame Shed	2004	48	E 100	218	Fair	70%	100%	100%	153
1,078 SFLA							Outbuilding Total		19,739
Acpt Land			0	Accepted Bldg		19,700	Total		19,700

WISCASSET
 Name: MOORE, NICOLE E

Valuation Report

09/13/2022

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Map/Lot:

R07-039-005

Account: 2172 Card: 1 of 1

Location: 285 BIRCH POINT ROAD LOT #5

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 09/29/2014
 Sale Price 0
 Sale Type Mobile Home
 Financing Unknown
 Verified Seller
 Validity Arms Length Sale

Reference 1 B0000P0000
 Reference 2 D-005
 Tran/Land/Bldg 9 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 109

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	1994	14X71	D 100	68,533	Avg-	56%	50%	100%	19,104
Wood Deck	1994	98	D 100	989	Avg-	76%	100%	100%	752
994 SFLA									
						Outbuilding Total			19,856
Acpt Land			0	Accepted Bldg		19,900	Total		19,900

WISCASSET
 Name: NORTH CREEK CAPITOL GROUP, LLC.

Valuation Report

09/13/2022

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Account: 2755 Card: 1 of 1

Map/Lot: R07-039-007
 Location: 285 BIRCH POINT ROAD LOT #7

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	1990	14X66	D 100	64.627	Avq-	47%	50%	100%	15.107
SLAB.....	1	924	C 100	2.310	Avq-	57%	100%	100%	1.317
924 SFLA									
						Outbuilding Total			16,424
Acpt Land			0	Accepted Bldg		16,400	Total		16,400

WISCASSET
 Name: DAVIS, DIANNE L

Valuation Report

09/13/2022

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Map/Lot:

R07-039-008

Account: 2270 Card: 1 of 1

Location: 285 BIRCH POINT ROAD LOT #8

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 04/06/2017
 Sale Price 0
 Sale Type Mobile Home
 Financing Unknown
 Verified Other Source
 Validity Other Non Valid

Reference 1 MOBILE HOME ONLY
 Reference 2 D-008
 Tran/Land/Bldg 9 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 109

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	1987	14X72	D 100	69,314	Fair	30%	50%	100%	10,397
Wood Deck	2006	48	D 100	550	Poor	59%	100%	100%	324
1,008 SFLA									
						Outbuilding Total			10,721
Acpt Land			0	Accepted Bldg		10,700	Total		10,700

WISCASSET
 Name: PARKER JR., WILLIAM

Valuation Report

09/13/2022

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Map/Lot:

R07-039-009

Account: 2052 Card: 1 of 1

Location: 285 BIRCH POINT ROAD LOT #9

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 04/01/2006
 Sale Price 0
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B0000P0000
 Reference 2 D-009
 Tran/Land/Bldg 9 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	1984	14X66	D 100	64,627	Fair	30%	50%	100%	9,694
Frame Shed	1984	96	D 100	506	Fair	59%	100%	100%	299
924 SFLA						Outbuilding Total			9,993
Acpt Land		0	Accepted Bldg		10,000	Total			10,000

WISCASSET
 Name: VEVASPO, JENNY

Valuation Report

09/13/2022

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Map/Lot:

R07-039-010

Account: 2736 Card: 1 of 1

Location: 285 BIRCH POINT RD LOT #10

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/13/2021
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12' Mobile Home	1985	12X34	C 100	45,410	Avq-	40%	50%	100%	9,082
Wood Deck	2021	48	C 100	640	Avq.	92%	100%	100%	589
408 SFLA									
						Outbuilding Total			9,671
Acpt Land			0	Accepted Bldg		9,700	Total		9,700

WISCASSET
 Name: NORTH CREEK CAPITOL GROUP, LLC.

Valuation Report

09/13/2022

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Account: 2756 Card: 1 of 1

Map/Lot: R07-039-011
 Location: 285 BIRCH POINT ROAD LOT

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	1985	12X34	C 100	45,410	Avq-	40%	100%	100%	18,164
SLAB.....	1	408	C 100	1,020	Avq-	57%	100%	100%	581
408 SFLA									
						Outbuilding Total			18,745
Acpt Land			0	Accepted Bldg		18,700	Total		18,700

WISCASSET
Name: MALOY, HANNAH V

Valuation Report

09/13/2022

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Map/Lot:

R07-039-012

Account: 2695 Card: 1 of 1

Location: 285 BIRCH POINT ROAD LOT #12

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12' Mobile Home	2010	12X33	D 100	33,412	Ava.	90%	50%	100%	15,035
396 SFLA									
						Outbuilding Total			15,035
Accpt Land		0		Accepted Bldg		15,000	Total		15,000

WISCASSET
 Name: KEAN, BETTY

Valuation Report

09/13/2022

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Map/Lot:

R07-039-013

Account: 10 Card: 1 of 1

Location: 285 BIRCH POINT RD LOT #13

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B0000P0000
 Reference 2 D-013 0000000000
 Tran/Land/Bldg 6 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 109

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
10' Mobile Home	1958	10X50	D 100	40,176	Poor	20%	50%	100%	4,018
Frame Shed	1958	100	D 100	526	Avg-	60%	100%	100%	316
Canopy	1958	64	E 100	534	Poor	29%	100%	100%	155
Wood Deck	1958	64	D 100	691	Fair	45%	100%	100%	311
500 SFLA									
						Outbuilding Total			4,800
Acpt Land			0	Accepted Bldg		4,800	Total		4,800

WISCASSET
 Name: VEDASTO, AMYLYN M

Valuation Report

09/13/2022

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Map/Lot: R07-039-014
 Location: 285 BIRCH POINT ROAD LOT #14

Account: 41 Card: 1 of 1

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 12/21/2021
 Sale Price 37,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Seller
 Validity Arms Length Sale

Reference 1 B0000P0000
 Reference 2 D-014 0000000000
 Tran/Land/Bldg 6 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	1989	14X66	D 100	64.627	Avg-	45%	50%	100%	14,380
Wood Deck	2001	140	D 100	1.357	Avg-	79%	100%	100%	1,072
924 SFLA									
						Outbuilding Total			15,452
Acpt Land			0	Accepted Bldg		15,500	Total		15,500

WISCASSET
 Name: STANLEY, SAM

Valuation Report

09/13/2022

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STANLEY, ELIZABETH

Map/Lot:

R07-039-016

Account: 19 Card: 1 of 1

Location: 285 BIRCH POINT RD LOT #16

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 04/01/2013
 Sale Price 0
 Sale Type Mobile Home
 Financing Unknown
 Verified Buyer
 Validity Arms Length Sale

Reference 1 HOME ONLY
 Reference 2 D-018
 Tran/Land/Bldg 6 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Dwelling Description				Replacement Cost New	
Double Wide	One Story	1,152 Sqft	Grade E 100	Base	56,979
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,079
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,522
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,211
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %			Value
1995	0	TYPICAL	TYPICAL	Below Average	78%	100%	100%			49,211
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %				Value
None		None		78%	100%	100%				38,385
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	2008	112	C 100	1,292	Avq-	82%	100%	100%	1,059	
1,152 SFLA							Outbuilding Total			1,059
Acpt Land			0	Accepted Bldg		39,400	Total		39,400	

WISCASSET
 Name: ELLSWORTH, JOHN IV

Valuation Report

09/13/2022

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Map/Lot:

R07-039-021

Account: 2540 Card: 1 of 1

Location: 285 BIRCH POINT ROAD LOT #21

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 09/06/2013
 Sale Price 0
 Sale Type Mobile Home
 Financing Unknown
 Verified Other Source
 Validity Related Parties

Reference 1
 Reference 2 D-021
 Tran/Land/Bldg 0 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 109

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12' Mobile Home	1990	14X66	C 100	86,328	Avg-	47%	50%	100%	20,179
Wood Deck	2005	80	C 100	966	Avg.	91%	100%	100%	879
924 SFLA						Outbuilding Total			21,058
Acpt Land			0	Accepted Bldg		21,100	Total		21,100

WISCASSET
 Name: WISCASSET WATER DISTRICT

Valuation Report

09/13/2022

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Map/Lot: R07-040

Account: 969 Card: 1 of 1

Location: BIRCH POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B0000P0000
 Reference 2 R-07-040/00 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 14 0 0 Land Schedule 109

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.92	Acres-Rear Land 1-10	2,000.00	5,840	100%		5,840	
Total Acres 2.92					Land Total	5,840	
Acpt Land		5,800	Accepted Bldg		0	Total	5,800

WISCASSET
 Name: ROLFE, ZACHARY D
 SETARO, APRIL G

Valuation Report

09/13/2022

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Account: 970 Card: 1 of 1

Map/Lot: R07-041
 Location: 267 BIRCH POINT ROAD

Neighborhood	SOUTHEAST	Sale Data	
Zoning/Use	RURAL	Sale Date	10/20/2020
Topography	Level	Sale Price	181,000
Utilities	Drilled WellPublic Sewer	Sale Type	Land & Buildings
Street	Paved	Financing	Unknown
		Verified	Public Record
		Validity	Split/Assemblage

Reference 1 B1592P0354
 Reference 2 R-07-041/00 0000000000
 Tran/Land/Bldg 6 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.08	Acres-Rear Land 1-10	2,000.00	160	100%		160
Total Acres 1.08			Land Total			36,460

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	918 Sqft	Grade B 95	Base	123,343
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-2,492
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-214
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	TYPICAL	TYPICAL	Average	Typical	120,637
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	78,414

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Frame Shed	1900	510	B 100	3,589	Avg.	Phy	Func	Econ	2,333
1.25 ST BARN....	1900	1200	D 100	32,032	Poor	25%	50%	100%	4,004
1,377 SFLA						Outbuilding Total			6,337

Acpt Land 36,500 **Accepted Bldg** 84,800 **Total** 121,300

WISCASSET
 Name: HURD, DAVID
 WINSLOW, LORRIE

Valuation Report

09/13/2022

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Account: 2727 Card: 1 of 1

Map/Lot: R07-041-A
 Location: 269 BIRCH POINT ROAD

Neighborhood: SOUTHEAST
 Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 08/18/2021
 Sale Price: 260,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg: 0 0 0
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
3.92	Acres-Rear Land 1-10	2,000.00	7,840	100%		7,840
Total Acres 4.92			Land Total			44,140

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	640 Sqft	Grade C 105	Base		88,575
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry None	Basement		-6,680
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Heat Pump	Cooling	0% None	Heat		0
Rooms	0	HEARTH				
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total	
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Value(Rcnld)	
2020	0	TYPICAL	TYPICAL	Average	92%	100%	100%	81,895	
Functional Obsolescence		Economic Obsolescence						75,343	
None		None							
Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	2020	120	C 105	2,792	Avq.	92%	100%	100%	2,569
Wood Deck	2020	200	C 105	2,300	Avq.	92%	100%	100%	2,116
1,120 SFLA					Outbuilding Total			4,685	

Acpt Land 44,100 **Accepted Bldg** 80,000 **Total** 124,100

WISCASSET

Valuation Report

09/13/2022

Name: GROVER, ROBERT C

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GROVER, EVELYN C

Map/Lot:

R07-042

Account: 971 Card: 1 of 1

Location:

BIRCH POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level

Utilities NoWater/NoSewer

Street Paved

Sale Data	
Sale Date	03/01/1994
Sale Price	5,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B1960P0256

Reference 2 R-07-042/00 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
1.00	Acres-Rear Land 11-20	1,000.00	1,000	100%		1,000
Total Acres 11.00					Land Total	21,000

Acpt Land	21,000	Accepted Bldg	0	Total	21,000
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Neighborhood SOUTHEAST

Zoning/Use RURAL
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B0566P0080
 Reference 2 R-07-043/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
Total Acres 1.00					Land Total	36,300

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade C 105	Base	99,040
Exterior	WOOD SHINGLE	Masonry Trim	128Sqft	Trim	573
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp 3/4 Bmt	Basement	-2,630
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,386
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,361
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1956	0	TYPICAL	TYPICAL	Average	Typical	104,730			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		71%	100% 100%	74,358			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1956	464	C 105	30,577	Avg.	71%	100%	100%	21,710
Frame Garage	1956	528	C 105	16,170	Avg.	71%	100%	100%	11,481
1,472 SFLA						Outbuilding Total			33,191

Acpt Land 36,300 **Accepted Bldg** 107,500 **Total** 143,800

Account: 973 Card: 1 of 1

Location: 239 BIRCH POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Rolling
Utilities Public WaterPublic Sewer
Street Paved

Reference 1 B1820P0224
Reference 2 R-07-044/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 2 50 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
7.00	Acres-Rear Land 1-10	2,000.00	14,000	100%		14,000
Total Acres 8.00					Land Total	50,300

Dwelling Description

Replacement Cost New

Colonial	Two Story	1,178 Sqft	Grade B 100	Base	233,733
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,919
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-3,847
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	TYPICAL	TYPICAL	Above Average	Typical	233,805
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	100%	100%	175,354	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1960	256	D 100	1,348	Fair	46%	100%	100%	620
Frame Shed	1960	288	D 100	1,516	Fair	46%	100%	100%	697
Frame Shed	1960	144	D 100	758	Poor	30%	100%	100%	227
Encl Frame Porch	1800	108	B 100	4,470	Avq+	75%	100%	100%	3,352
2,356 SFLA									4,896
Outbuilding Total									4,896

Acpt Land 50,300 **Accepted Bldg** 180,300 **Total** 230,600

Name: SLATER, BRETT S

SLATER, KELLY M

Map/Lot:

R07-045

Account: 974 Card: 1 of 1

Location: 225 BIRCH POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL

Topography Level

Utilities Drilled WellSeptic System

Street Paved

Sale Data

Sale Date 07/27/2015

Sale Price 224,000

Sale Type Land & Buildings

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Reference 1 B1006P0137

Reference 2 R-07-045/00 0000000000

Tran/Land/Bldg 8 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) 50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
3.42	Acres-Rear Land 1-10	2,000.00	6,840	100%		6,840
Total Acres 4.42						Land Total 43,140

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,120 Sqft	Grade B 95	Base	158,117
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,723
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,578
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1971	0	TYPICAL	TYPICAL	Above Average	Typical	167,418			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		85%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
ONE STORY FRAME	1971	216	B 95	14,810	Avq+	85%	100%	100%	12,588
Frame Garage	1971	576	B 95	18,019	Avq+	85%	100%	100%	15,316
Wood Deck	1971	432	B 95	4,977	Avq+	85%	100%	100%	4,230
Canopy	2006	240	D 100	2,142	Fair	71%	50%	100%	760
Open Frame Porch	1971	48	B 95	1,312	Avq+	85%	100%	100%	1,115
2,176 SFLA									Outbuilding Total 34,009

Acpt Land 43,100 **Accepted Bldg** 176,300 **Total** 219,400

WISCASSET
 Name: BROOKS, DAVID F
 BROOKS, HILDA

Valuation Report

09/13/2022

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Account: 975 Card: 1 of 1

Map/Lot: R07-046
 Location: 217 BIRCH POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellPublic Sewer
 Street Paved

Reference 1 B0853P0199
 Reference 2 R-07-046/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
0.81	Acres-HS Size Adj	3,300.00	2,673	100%		2,673
Total Acres 0.81						35,673

Dwelling Description

Replacement Cost New

Ranch	One Story	988 Sqft	Grade C 105	Base	97,075
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	395 Sqft, Grade E	Basement Gar	None	Fin Bsmt	13,016
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,361
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Average	Typical	115,452
Functional Obsolescence						Value(Rcnld)
None						84,280

Outbuildings/Additions/Improvements				Condition			Layout			Total
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
ONE STORY FRAME	1960	144	C 105	9,489	Avq.	73%	100%	100%	6,927	
Frame Garage	1960	448	C 105	14,257	Avq.	73%	100%	100%	10,408	
Wood Deck	2006	168	C 105	1,957	Avq.	73%	100%	100%	1,429	
Wood Deck	1960	72	C 105	928	Avq.	73%	100%	100%	677	
Frame Shed	1960	144	D 100	758	Avq-	61%	100%	100%	462	
BSMT ENTRY.....	1960	64	C 105	822	Avq.	73%	100%	100%	600	
Frame Garage	2012	484	C 100	14,398	Avq.	92%	100%	100%	13,246	
1,132 SFLA									33,749	

Acpt Land 35,700 **Accepted Bldg** 118,000 **Total** 153,700

WISCASSET
 Name: YOUNG, DYLAN H
 YOUNG, DEBRA A

Valuation Report

09/13/2022

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Account: 976 Card: 1 of 1

Map/Lot: R07-048
 Location: BIRCH POINT ROAD

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 10/22/2015
 Sale Price 50,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B1721P0217 B3815P0143 B4248P0269
 Reference 2 R-07-047/00 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
6.73	Acres-Rear Land 11-20	1,000.00	6,730	100%		6,730
Total Acres 17.73			Land Total			63,030

Acpt Land 63,000 **Accepted Bldg** 0 **Total** 63,000

WISCASSET
 Name: HARVEY, JOHN D III
 HARVEY, SUSAN

Valuation Report

09/13/2022

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Account: 978 Card: 1 of 1

Map/Lot: R07-048-A
 Location: 203 BIRCH POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
 Topography Steep
 Utilities Drilled WellPublic Sewer
 Street Paved

Reference 1 B0838P0105 B1072P0079
 Reference 2 R-07-048/A0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
1.99	Acres-Rear Land 1-10	2,000.00	3,980	100%		3,980
Total Acres 2.99					Land Total	40,280

Dwelling Description

Replacement Cost New

Ranch	One Story	1,284 Sqft	Grade B 95	Base	131,264
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	..... None	Basement	-13,944
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-5,478
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,578
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1962	0	TYPICAL	TYPICAL	Average	Typical	117,420			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	74%	100%	100%	86,891				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1985	1884	C 100	19,367	Avq.	81%	100%	100%	15,687
1.50 ST SHED....	1835	1120	C 100	7,840	Avq-	57%	100%	100%	4,469
Frame Shed	2007	168	C 100	1,028	Avq.	92%	100%	100%	946
ONE STORY FRAME	1985	576	B 95	39,493	Avq.	74%	100%	100%	29,225
1,860 SFLA									50,327
Outbuilding Total									50,327

Acpt Land 40,300 **Accepted Bldg** 137,200 **Total** 177,500

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 07/31/2012
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4552P0315
Reference 2 R-07-048/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.27	Acres-Rear Land 1-10	2,000.00	540	100%		540
Total Acres 1.27						Land Total 36,840

Dwelling Description

Replacement Cost New

Colonial	Two Story	512 Sqft	Grade B 100	Base	89,583
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-6,271
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,306
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,672
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1820	0	TYPICAL	Old Type	Fair	Typical	82,946			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
COND/DES/UTIL...		None		42%	80%	100%			
Value(Rcnd)						27,870			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1 Story/BASEMENT	1820	480	B 100	40,897	Fair	42%	80%	100%	13,742
Unfinished Attic	1820	480	B 100	2,407	Fair	42%	80%	100%	809
Wood Deck	1990	96	C 100	1,129	Avq-	74%	100%	100%	835
1.25 ST SHED....	1820	240	D 100	1,342	Poor	25%	100%	100%	336
Barn 1S	2016	324	D 100	8,720	Avq.	92%	90%	100%	7,220
1,504 SFLA	Outbuilding Total								22,942
Acpt Land		36,800		Accepted Bldg		50,800		Total	87,600

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B0828P0143
Reference 2 R-07-049/00 0000000000
Tran/Land/Bldg 6 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	95%	Size/Shape	3,135
0.75	Acres-Rear Land 1-10	2,000.00	1,500	95%	Size/Shape	1,425
Total Acres 1.75						Land Total 37,560

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 1/2 Story CLAPBOARD 1 OTHER Units-0	660 Sqft Masonry Trim Roof Cover	Grade C 95 None Asphalt Shingles	Base Trim Roof	78,654 0 0 0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,336
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1947	0	TYPICAL	TYPICAL	Below Average	Typical	77,318
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		60%	100%	100%
						Value Rcnld 46,391

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1900	456	D 100	11,834	Fair	42%	100%	100%	4,970
Frame Shed	1900	384	D 100	2,021	Fair	42%	100%	100%	849
990 SFLA									
Outbuilding Total									5,819

Acpt Land 37,600 **Accepted Bldg** 52,200 **Total** 89,800

WISCASSET
 Name: YOUNG, DYLAN J/T
 YOUNG, DEBRA A

Valuation Report

09/13/2022

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Account: 980 Card: 1 of 1

Map/Lot: R07-050
 Location: 10 CATON ROAD

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellPublic Sewer
 Street Paved

Sale Data
 Sale Date 12/30/2011
 Sale Price 28,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4479P0310
 Reference 2 R-07-050/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000	
0.89	Acres-HS Size Adj	3,300.00	2,937	100%		2,937	
Total Acres 0.89						Land Total	35,937

Dwelling Description

Replacement Cost New

Ranch	One Story	834 Sqft	Grade D 100	Base	67,116
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-9,676
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,801
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,018
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	TYPICAL	TYPICAL	Average	Inadeq.	53,621
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	99% 100%	34,505
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Encl Frame Porch	1920	126	D 100	3,848	Avq.	2,476
Frame Shed	1990	64	C 105	411	Avq.	345
834 SFLA						
Outbuilding Total						2,821

Acpt Land 35,900 **Accepted Bldg** 37,300 **Total** 73,200

Valuation Report

Account: 981 Card: 1 of 1

Location: 14 CATON ROAD

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 03/18/2010
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B4261P0081
 Reference 2 R-07-051/00 0000000000
 Tran/Land/Bldg 1 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
4.50	Acres-Rear Land 1-10	2,000.00	9,000	100%		9,000
Total Acres 5.50					Land Total	45,300

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1993	14X68	D 100	66,190	Avq-	54%	50%	100%	17,706
Wood Deck	1993	48	C 100	640	Avq.	85%	100%	100%	544
Frame Shed	1993	48	E 100	218	Poor	51%	100%	100%	111
952 SFLA						Outbuilding Total			18,361

Acpt Land 45,300 **Accepted Bldg** 18,400 **Total** 63,700

WISCASSET
 Name: LEIGH, JAMES
 LEIGH, JOAN

Valuation Report

09/13/2022

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Account: 982 Card: 1 of 1

Map/Lot: R07-052
 Location: 159 BIRCH POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
 Topography Above Street
 Utilities Drilled WellPublic Sewer
 Street Paved

Reference 1 B0851P0142
 Reference 2 R-07-052/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 52 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
1.02	Acres-Rear Land 1-10	2,000.00	2,040	100%		2,040
Total Acres 2.02					Land Total	38,340

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 3/4 Story CLAPBOARD 1 OTHER Units-0	588 Sqft Masonry Trim Roof Cover	Grade C 105 None Asphalt Shingles	Base Trim Roof	81,378 0 0 0
Foundation	Concrete Block	Basement	Wet 1/4 Bmt	Basement	-4,603
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	67% Hot Water BB	Cooling	0% None	Heat	-1,899
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Average	Typical	74,876
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	48,669

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1900	588	C 105	45,743	Avq.	65%	100%	100%	29,733
1.25 ST SHED....	1985	240	C 100	1,560	Avq.	81%	100%	100%	1,264
Wood Deck	1985	336	C 100	3,577	Avq.	81%	100%	100%	2,897
Open Frame Porch	1900	114	C 105	2,665	Avq.	65%	100%	100%	1,732
AB.GR. POOL.....	1900	1	C 100	1,000	Avq.	99%	100%	100%	990
Encl Frame Porch	1999	96	C 100	3,495	Avq.	88%	100%	100%	3,076
Frame Shed	2006	64	D 100	337	Avq.	92%	100%	100%	310
1.617 SFLA Outbuilding Total									40,002

Acpt Land 38,300 **Accepted Bldg** 88,700 **Total** 127,000

Name: HILTON, RALPH A

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HILTON, CHAD A

Map/Lot:

R07-053

Account: 983 Card: 1 of 1

Location:

15 HILTON LANE

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 05/06/2021
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B1338P0126
Reference 2 R-07-053/00 0000000000
Tran/Land/Bldg 6 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 109

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Other, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include 1870, 1982, TYPICAL, Above Average, Typical, 62,660, None, 75%, 100%, 100%, 46,995, Outbuildings/Additions/Improvements, 953 SFLA, Outbuilding Total, 22,429.

Acpt Land

36,400

Accepted Bldg

69,400

Total

105,800

WISCASSET
 Name: HILTON, RALPH A
 HILTON, CHAD A

Valuation Report

09/13/2022
 Page 1316
 R07-054
 HILTON LANE

Account: 984 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 05/06/2021
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B0828P0140
 Reference 2 R-07-054/00 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
5.00	Acres-Rear Land 1-10	2,000.00	10,000	100%		10,000
Total Acres 6.00					Land Total	46,300
Accpt Land		46,300	Accepted Bldg		0	Total
						46,300

Neighborhood SOUTHEAST
Zoning/Use RURAL
Topography Level
Utilities Drilled WellPublic Sewer
Street Private

Sale Data
Sale Date 03/15/2022
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B4336P0198
Reference 2 R-07-054/A
Tran/Land/Bldg 6 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.10	Acres-Rear Land 1-10	2,000.00	200	100%		200
Total Acres 1.10					Land Total	36,500

Dwelling Description

Replacement Cost New

Cape Cod	One Story	1,344 Sqft	Grade C 105	Base	125,765
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-14,027
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,578
Attic	Floor & Stairs			Attic	2,405
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	117,721
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		91%	100% 100%	107,126
Outbuildings/Additions/Improvements						Value Rcnd
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	
Wood Deck	2005	49	C 100	650 Avq.	91% 100% 100%	592
1,344 SFLA					Outbuilding Total	592

Acpt Land 36,500 **Accepted Bldg** 107,700 **Total** 144,200

Name: PEKICH, MICHAEL V J/T

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PEKICH, EMILY J

Map/Lot:

R07-055

Account: 985 Card: 1 of 1

Location: 153 BIRCH POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL

Topography Rolling

Utilities Public WaterPublic Sewer

Street Paved

Sale Data

Sale Date 03/24/2011

Sale Price 130,000

Sale Type Land & Buildings

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Reference 1 B4386P0308

Reference 2 R-07-055/00 0000000000

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) 0 50 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000	
0.33	Acres-HS Size Adj	3,300.00	1,089	100%		1,089	
Total Acres 0.33						Land Total	34,089

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,000 Sqft	Grade C 100	Base	129,223
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,408
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1945	0	TYPICAL	TYPICAL	Average	Typical	132,631	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		67%	100%	100%	88,863

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1945	400	C 100	29,636	Avg.	67%	100%	100%	19,856
Frame Garage	1945	400	C 100	12,484	Avg.	67%	100%	100%	8,364
1SFr Overhang	1945	26	C 100	1,632	Avg.	67%	100%	100%	1,093
Frame Shed	1945	100	E 100	453	Fair	42%	100%	100%	190
2,176 SFLA									
Outbuilding Total									29,503

Acpt Land 34,100 **Accepted Bldg** 118,400 **Total** 152,500

Name: ROACH, DAVID W (J/T)

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ROACH, NADINE A

Map/Lot:

R07-056

Account: 986 Card: 1 of 1

Location: 149 BIRCH POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellPublic Sewer
Street Paved

Sale Data
Sale Date 11/01/2000
Sale Price 84,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2618P0138 11/00
Reference 2 R-07-056/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 109

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.15 Acres-HS Size Adj, and Total Acres 0.15.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnd).

Acpt Land 33,500 Accepted Bldg 82,300 Total 115,800

Valuation Report

Map/Lot: R07-057

Account: 2130 Card: 1 of 1

Location: BIRCH POINT ROAD

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 12/01/1940
Topography	Rolling	Sale Price 0
Utilities	All Public	Sale Type
Street	Paved	Financing
		Verified
		Validity

Reference 1 B0435P0430
 Reference 2 R-07-057
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
8.00	Acres-Rear Land 11-20	1,000.00	8,000	100%		8,000
Total Acres 19.00					Land Total	64,300

Acpt Land	64,300	Accepted Bldg	0	Total	64,300
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Account: 2014 Card: 1 of 1

Location: TRANS.LINE & SERV. BLDG.

Neighborhood SOUTHWEST

Zoning/Use UTILITY ROW
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B0000P0000

Reference 2 R-07-058/00

Tran/Land/Bldg 1 3 13

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
19.86	R 20+-Rear 20+	500.00	9,930	100%		9,930
Total Acres 40.86			Land Total			72,930

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
WAREHOUSE ST....	1965	4050	C 100	177,876	Avq-	63%	60%	100%	67,237
WAREHOUSE ST....	2000	960	C 100	42,163	Avq-	79%	100%	100%	33,309
ONE STORY FRAME	2010	120	B 100	8,661	Avq+	97%	100%	100%	8,401
SUB. FOOTING	2011	1	C 100	54,000	Avq+	97%	100%	100%	52,380
UTILITY BLDG....	2011	80	B 100	11,270	Avq+	97%	100%	100%	10,932
120 SFLA						Outbuilding Total			172,259

Acpt Land	72,900	Accepted Bldg	172,300	Total	245,200
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Valuation Report

Account: 987 Card: 1 of 1

Location: 146 OLD BATH ROAD

Neighborhood: SOUTHWEST

Zoning/Use: RESIDENTIAL
 Topography: Rolling
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 12/18/2020
 Sale Price: 65,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Other Non Valid

Reference 1: B0000P0000
 Reference 2: R-07-059/00 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000	
0.95	Acres-HS Size Adj	3,000.00	2,850	100%		2,850	
Total Acres 0.95						Land Total	32,850

Dwelling Description

Replacement Cost New

Conventional	One Story	750 Sqft	Grade C 105	Base	71,585
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet 3/4 Bmt	Basement	-1,957
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	3,744
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,342
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1900	0	TYPICAL	TYPICAL	Below Average	Typical	74,714	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		57%	100%	100%	42,587

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1900	528	C 105	41,076	Avq-	57%	100%	100%	23,413
Encl Frame Porch	1900	240	C 105	8,606	Avq-	57%	100%	100%	4,905
Wood Deck	2004	96	C 105	1,185	Avq-	57%	100%	100%	675
1,278 SFLA						Outbuilding Total			28,993

Acpt Land 32,900 **Accepted Bldg** 71,600 **Total** 104,500

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
 Topography Below Street
 Utilities Drilled WellPublic Sewer
 Street Paved

Reference 1 B1111P0073 B3895P0039
 Reference 2 R-07-060/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
1.15	Acres-Rear Land 1-10	2,000.00	2,300	100%		2,300
					Land Total	35,300

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One Story WOOD SHINGLE 1 OTHER Units-0	396 Sqft Masonry Trim Roof Cover	Grade D 100 None Asphalt Shingles	Base Trim Roof	30,350 0 0
Foundation	Concrete	Basement	Wet 1/2 Bmt	Basement	-1,693
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	65% Forced Warm	Cooling	0% None	Heat	-635
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0	Plumbing	0
Baths	1	Half Baths	0	Attic	5,955
Attic	Full Finished			Fireplace	0
FirePlaces	0			Insulation	-484
Insulation	Minimal			Unfinished	0
Unfin. Living Area	NONE				

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Average	Typical	33,493
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcld)
None		None		65%	100% 100%	21,770

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld
1 Story/BASEMENT	1900	576	D 100	36,701	Avq.	65%	100%	100%	23,856
ONE STORY FRAME	1900	150	D 100	8,096	Avq.	65%	100%	100%	5,262
Wood Deck	1900	552	D 100	4,971	Avq.	65%	100%	100%	3,231
Frame Garage	1970	576	C 100	16,493	Avq.	74%	100%	100%	12,205
AB.GR. POOL.....	1900	1	C 100	1,000	Avq.	99%	100%	100%	990
Wood Deck	2004	64	D 100	691	Avq.	65%	100%	100%	449
ONE STORY FRAME	1900	300	D 100	16,192	Avq.	65%	100%	100%	10,525
1,422 SFLA									56,518

Acpt Land	35,300	Accepted Bldg	78,300	Total	113,600
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Valuation Report

Account: 989 Card: 1 of 1

Location: 156 OLD BATH ROAD

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 01/23/2008
Topography	Rolling	Sale Price 0
Utilities	Drilled WellPublic Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B1558P0037 B3958P0066 B4126P0259
 Reference 2 R-07-060/A0 0000000000
 Tran/Land/Bldg 1 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.01	Acres-Rear Land 1-10	2,000.00	20	100%		20
Total Acres 1.01			Land Total			33,020

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	720 Sqft	Grade D 100	Base	78,414
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,594
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	40%			Unfinished	-13,541

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1986	0	TYPICAL	TYPICAL	Average	Typical	58,279				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	84%	100%	100%	48,954					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Frame Shed	1986	96	D 100	506	Avq.	82%	100%	100%	415	
Frame Shed	1986	160	D 100	842	Avq.	82%	100%	100%	690	
14' Mobile Home	2000	14X56	C 100	75,888	Avq-	69%	50%	100%	26,276	
1,540 SFLA	Outbuilding Total								27,381	
Acpt Land		33,000		Accepted Bldg		76,300		Total		109,300

Valuation Report

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 11/16/2005
Topography	Rolling	Sale Price 0
Utilities	Drilled WellSeptic System	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B3590P0145 (11/05)
 Reference 2 R-07-061/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
1.00	Acres-Rear Land 11-20	1,000.00	1,000	100%		1,000
Total Acres 12.00			Land Total			54,000

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,344 Sqft	Grade C 100	Base	123,250
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Unknown			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1959	0	TYPICAL	TYPICAL	Below Average	Typical	123,250			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		64%	100%	100%	78,880		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1959	64	D 100	4,154	Fair	46%	100%	100%	1,911
Frame Garage	1959	80	D 100	4,468	Fair	46%	100%	100%	2,055
1,344 SFLA						Outbuilding Total		3,966	
Acpt Land		54,000		Accepted Bldg		82,800		Total	
								136,800	

WISCASSET
 Name: GROVER, ROBERT C

Valuation Report

09/13/2022

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Map/Lot:

R07-061-001

Account: 991 Card: 1 of 1

Location:

176 OLD BATH ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B0000P0000
 Reference 2 R-07-061/01 0000000000
 Tran/Land/Bldg 9 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	1985	14X66	D 100	64.627	Avg-	40%	50%	100%	12.925
Frame Garage	1985	144	D 100	5.721	Poor	46%	100%	100%	2.632
924 SFLA						Outbuilding Total			15.557
Acpt Land		0		Accepted Bldg		15,600	Total		15,600

WISCASSET
 Name: GROVER, DANIEL LEE

Valuation Report

09/13/2022
 Page 1327
 R07-062
 BATH ROAD

Account: 2015 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood U.S. RTE 1

Zoning/Use RURAL
 Topography Rolling
 Utilities NoWater/NoSewer
 Street No Street

Reference 1 B2343P0246

Reference 2 R-07-062/00

Tran/Land/Bldg 1 8 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Acres-Base Homesite Value	30,000.00	30,000	100%		0
0.00	Acres-HS Size Adj	3,000.00	3,000	100%		0
0.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		0
Total Acres 0.00			Land Total			0
Accpt Land		0	Accepted Bldg		0	Total
						0

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 03/22/2018
Topography	Rolling	Sale Price 145,000
Utilities	Drilled WellPublic Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B3297P0245 B4629P0220		
Reference 2	R-07-063/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	80%	Topoqraphy	24,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.20	Acres-Rear Land 1-10	2,000.00	400	100%		400
Total Acres 1.20			Land Total			27,400

Dwelling Description				Replacement Cost New	
Colonial	One & 3/4 Story	572 Sqft	Grade C 95	Base	77,242
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,787
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,713
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,001	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1989	0	TYPICAL	TYPICAL	Average	Typical	67,742	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		85%	100%	100%	57,581

Acpt Land	27,400	Accepted Bldg	57,600	Total	85,000
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WISCASSET

Valuation Report

09/13/2022

Name: MOORE, D WAYNE J/T

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MOORE, JOANNE V

Map/Lot:

R07-065

Account: 993 Card: 1 of 1

Location: 210 OLD BATH ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
Topography Rolling
Utilities All Public
Street Paved

Sale Data
Sale Date 10/14/2008
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B4070P0069
Reference 2 R-07-065/00 0000000000
Tran/Land/Bldg 8 1 15
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 108

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, Acres-Rear Land 11-20, R 20+-Rear 20+, and Land Total.

Acpt Land 64,200 Accepted Bldg 0 Total 64,200

WISCASSET
 Name: WISCASSET, TOWN OF
 PUMP STATION #11

Valuation Report

09/13/2022

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Account: 995 Card: 1 of 1

Map/Lot:
 Location:

R07-065-A
 208 OLD BATH ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B1092P0260
 Reference 2 R-07-065/A0 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	10%	Size/Shape	3,000
0.07	Acres-HS Size Adj	3,000.00	210	100%		210
Total Acres 0.07					Land Total	3,210
Acpt Land		3,200	Accepted Bldg		0	Total
						3,200

WISCASSET

Valuation Report

09/13/2022

Name: DELANO, TALBOT E J/T

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DELANO, LINDA M

Map/Lot:

R07-066

Account: 996 Card: 1 of 2

Location:

220 OLD BATH ROAD

Neighborhood: SOUTHWEST

Zoning/Use: RESIDENTIAL
Topography: Level
Utilities: Drilled WellPublic Sewer
Street: Paved

Reference 1: B3757P0177
Reference 2: R-07-066/00 0000000000

Tran/Land/Bldg: 6 1 2

FARM LAND: 0 OPEN SPACE: 0

Exemption(s): Land Schedule 108

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include 12' Mobile Home, Frame Shed, Frame Garage, and 732 SFLA.

Acpt Land 39,200 Accepted Bldg 27,800 Total 67,000

WISCASSET

Valuation Report

09/13/2022

Name: DELANO, TALBOT E J/T

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DELANO, LINDA M

Map/Lot:

R07-066

Account: 996 Card: 2 of 2

Location:

224 OLD BATH ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL

Topography Level

Utilities Drilled WellSeptic System

Street Paved

Reference 1 B3757P0177

Reference 2 R-07-066/00 0000000000

Tran/Land/Bldg 6 1 2

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 108

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1988	14X48	D 100	50,566	Poor	20%	50%	100%	5,057
CONCRETE PLATFRM	2007	672	C 100	3,810	Avq.	92%	100%	100%	3,505
ONE STORY FRAME	2000	168	D 100	9,068	Poor	56%	100%	100%	5,078
CONCRETE PLATFRM	2007	168	C 100	953	Avq.	92%	100%	100%	877
Wood Deck	2007	64	D 100	691	Fair	72%	100%	100%	498
1,572 SFLA						Outbuilding Total			15,015
Acpt Land			0	Accepted Bldg		15,000	Total		15,000

WISCASSET

Valuation Report

09/13/2022

Name: DELANO, TALBOT E J/T

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DELANO, LINDA M

Map/Lot:

R07-066

Account: 996

Location:

224 OLD BATH ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	39,200	27,800	67,000	39,200	27,800	67,000
2	0	15,000	15,000	0	15,000	15,000
TOTAL	39,200	42,800	82,000	39,200	42,800	82,000

Valuation Report

Map/Lot:

R07-066-001

Account: 994 Card: 1 of 1

Location:

212 OLD BATH ROAD

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 10/09/2006
Topography	Level	Sale Price 0
Utilities	Drilled WellPublic Sewer	Sale Type Mobile Home
Street	Paved	Financing Unknown
		Verified Family Member
		Validity Related Parties

Reference 1 B0000P0000
Reference 2 R-07-065/B1 0000000000
Tran/Land/Bldg 9 1 3
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 108

Dwelling Description				Replacement Cost New	
Double Wide	One Story	1,836 Sqft	Grade D 100	Base	105,537
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,816
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,242
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %			Value
1998	0	TYPICAL	TYPICAL	Below Average	79%	100%	100%			89,410
Functional Obsolescence		Economic Obsolescence								Value(Rcnld)
None		None								70,634
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1998	64	C 100	392	Avq.	88%	100%	100%	345	
Wood Deck	1999	288	C 100	3,088	Avq.	88%	100%	100%	2,717	
Frame Shed	2003	96	C 100	588	Avq.	90%	100%	100%	529	
Wood Deck	1999	50	D 100	568	Avq.	88%	100%	100%	500	
Frame Shed	2005	320	C 100	1,958	Avq.	91%	100%	100%	1,782	
Frame Shed	2006	96	C 100	588	Avq.	92%	100%	100%	541	
Frame Shed	2003	84	C 100	514	Avq.	90%	100%	100%	463	
1,836 SFLA							Outbuilding Total			6,877
Acpt Land			0	Accepted Bldg			77,500	Total		77,500

WISCASSET
 Name: WALTER, PHILIP M
 FOX, REBECCA

Valuation Report

09/13/2022

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Account: 997 Card: 1 of 1

Map/Lot: R07-067
 Location: 236 OLD BATH ROAD

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 12/07/2019
Topography	Rolling	Sale Price 135,000
Utilities	Drilled WellPublic Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3505P0037 (06/05)
 Reference 2 R-07-067/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
2.11	Acres-Rear Land 1-10	2,000.00	4,220	100%		4,220
Total Acres 3.11			Land Total			37,220

Dwelling Description				Replacement Cost New	
Conventional	One Story	405 Sqft	Grade D 100	Base	31,040
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet 1/4 Bmt	Basement	-2,597
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-495
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1940	0	TYPICAL	TYPICAL	Above Average	Typical	27,948			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		75%	100%	100%	20,961		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Unfin Basement	1940	150	D 105	542	Avq.	65%	100%	100%	352
Frame Shed	1940	294	C 100	1,799	Avq.	65%	100%	100%	1,169
Frame Shed	1940	72	C 100	441	Avq.	65%	100%	100%	287
Frame Garage	1940	576	C 100	16,493	Avq.	65%	100%	100%	10,720
1 Story/BASEMENT	1940	220	D 105	14,719	Avq.	65%	100%	100%	9,567
625 SFLA									
						Outbuilding Total		22,095	
Acpt Land		37,200		Accepted Bldg		43,100		Total	
								80,300	

WISCASSET

Valuation Report

09/13/2022

Name: MOORE, D WAYNE J/T

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MOORE, JOANNE V

Map/Lot:

R07-067-A

Account: 2288 Card: 1 of 1

Location:

OLD BATH ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL

Topography Level

Utilities All Public

Street Paved

Sale Data	
Sale Date	10/14/2008
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B4070P0067

Reference 2

Tran/Land/Bldg 8 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adi	3,000.00	3,000	100%		3,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
15.80	R 20+-Rear 20+	500.00	7,900	100%		7,900
Total Acres 36.80					Land Total	70,900

Acpt Land	70,900	Accepted Bldg	0	Total	70,900
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WISCASSET

Valuation Report

09/13/2022

Name: CROXFORD, CURT C J/T

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CROXFORD, CHERYL A

Map/Lot:

R07-067-B

Account: 2022 Card: 1 of 1

Location:

OLD BATH ROAD

Neighborhood SOUTHWEST

Sale Data

Zoning/Use RESIDENTIAL

Sale Date 11/03/2005

Topography Level

Sale Price 26,200

Utilities NoWater/NoSewer

Sale Type Land Only

Street Paved

Financing Unknown

Verified Public Record

Validity Other Non Valid

Reference 1 B3588P0187 (11/05)

Reference 2 R-7-67/B

Tran/Land/Bldg 0 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	80%	Topoqrphry	24,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
1.89	Acres-Rear Land 1-10	2,000.00	3,780	100%		3,780
Total Acres 2.89					Land Total	30,780

Accpt Land	30,800	Accepted Bldg	0	Total	30,800
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Name: WEBBER, MARK J/T

ANDERSON, SUE ANN MAY

Map/Lot:

R07-068

Account: 998 Card: 1 of 1

Location:

318 OLD BATH ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
 Topography Level
 Utilities Drilled WellPublic Sewer
 Street Paved

Sale Data
 Sale Date 01/05/2012
 Sale Price 158,750
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4479P0146
 Reference 2 R-07-068/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.20	Acres-Rear Land 1-10	2,000.00	400	100%		400
Total Acres 1.20						Land Total 33,400

Dwelling Description

Replacement Cost New

Ranch	One Story	1,668 Sqft	Grade C 105	Base	163,888
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,578
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	TYPICAL	TYPICAL	Average	Typical	167,466
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		86%	100% 100%	144,021
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Open Frame Porch	1991	76	D 100	1,520	Avq.	1,277
Wood Deck	1991	96	C 100	1,129	Avq.	948
Frame Garage	1991	888	C 105	24,781	Avq.	21,312
Frame Shed	1990	64	C 100	392	Avq.	329
1,668 SFLA						Outbuilding Total 23,866

Acpt Land 33,400 **Accepted Bldg** 167,900 **Total** 201,300

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B1369P0018
Reference 2 R-07-069/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
1.66	Acres-Rear Land 1-10	2,000.00	3,320	100%		3,320
Total Acres 2.66					Land Total	36,320

Dwelling Description

Replacement Cost New

Ranch	One Story	1,092 Sqft	Grade C 100	Base	102,184
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Average	Typical	102,184
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		73%	100% 100%	74,594

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1960	192	C 100	1,175	Avg.	69%	100%	100%	811
1,092 SFLA						Outbuilding Total			811

Acpt Land 36,300 **Accepted Bldg** 75,400 **Total** 111,700

Name: BEATTIE FLYNN, JEAN E

Page 1340

FLYNN, DAVID P

Map/Lot:

R07-070

Account: 1000 Card: 1 of 2

Location: 342 OLD BATH ROAD

Neighborhood: SOUTHWEST

Zoning/Use: RESIDENTIAL
Topography: Below Street
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B3295P0233 B4629P0222
Reference 2: R-07-070/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 108

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Price/Unit, Condition, Replacement Cost New, Value. Rows include Conventional Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, and Value(RcNld).

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include 1.75 Story/BSMT, Encl Frame Porch, Frame Garage, Frame Shed, Wood Deck, AB.GR. POOL....., and 1,764 SFLA.

Acpt Land 41,400 Accepted Bldg 121,400 Total 162,800

WISCASSET

Valuation Report

09/13/2022

Name: BEATTIE FLYNN, JEAN E

Page 1341

FLYNN, DAVID P

Map/Lot:

R07-070

Account: 1000 Card: 2 of 2

Location: 342 OLD BATH ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B3295P0233 B4629P0222
Reference 2 R-07-070/00 0000000000
Tran/Land/Bldg 1 0 0
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 108

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
						Phy	Func	Econ		
Frame Shed	2016	240	D 100	1.263	Avg.	92%	50%	100%	581	
1,764 SFLA									581	
Accpt Land						0	Accepted Bldg		600	Total
						600			600	

WISCASSET

Valuation Report

09/13/2022

Name: BEATTIE FLYNN, JEAN E

Page 1342

FLYNN, DAVID P

Map/Lot:

R07-070

Account: 1000

Location:

342 OLD BATH ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	41,400	121,400	162,800	41,400	121,400	162,800
2	0	600	600	0	600	600
TOTAL	41,400	122,000	163,400	41,400	122,000	163,400

Name: ATTWOOD, JR RDEANE

Page 1343

ATTWOOD, SUSAN F

Map/Lot:

R07-070-A1

Account: 2161 Card: 1 of 1

Location:

9 CHENEY DRIVE

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
Topography Level
Utilities All Public
Street Private

Sale Data
Sale Date 06/06/2016
Sale Price 265,000
Sale Type Land & Buildings
Financing Cash Sale
Verified Public Record
Validity Arms Length Sale

Reference 1 B2911P0122 09/02
Reference 2 R-07-70/A1
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 25 0 Land Schedule 108

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value and 1.00 Acres-HS Size Adj.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 2002, 0 TYPICAL, Average, Typical, 221,635.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, 90%, 100%, 100%, 199,472.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck, Frame Garage, Open Frame Porch, Wood Deck, Frame Shed, 1SFr Overhang, 1,625 SFLA.

Acpt Land 33,000 Accepted Bldg 230,200 Total 263,200

Neighborhood SOUTHWEST
Zoning/Use RESIDENTIAL
Topography Level
Utilities All Public
Street Private

Sale Data
Sale Date 06/28/2019
Sale Price 340,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2469P0283
Reference 2 R-07-070/A2
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 25 50 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.02	Acres-Rear Land 1-10	2,000.00	40	100%		40
Total Acres 1.02					Land Total	33,040

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,140 Sqft	Grade B 100	Base	169,411
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,919
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	TYPICAL	TYPICAL	Average	Typical	173,330
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		89%	100% 100%	154,264
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
1 Story/BASEMENT	1999	132	B 100	11,247	Avq.	10,010
Frame Garage	2002	896	B 100	27,350	Avq.	24,342
Open Frame Porch	1999	144	B 100	3,617	Avq.	3,219
Wood Deck	1999	240	B 100	2,988	Avq.	2,659
BSMT ENTRY.....	1999	30	B 100	422	Avq.	376
2,127 SFLA						40,606
Acpt Land						Total
		33,000	Accepted Bldg	194,900		227,900

Valuation Report

Map/Lot:

R07-070-A3

Account: 2163 Card: 1 of 1

Location:

12 CHENEY DRIVE

Neighborhood: SOUTHWEST
Zoning/Use: RESIDENTIAL
Topography: Level
Utilities: All Public
Street: Private

Sale Data
Sale Date: 09/29/2009
Sale Price: 150,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B4207P0054
Reference 2: R-07-070/A3
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): 0 50 0 Land Schedule: 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.02	Acres-Rear Land 1-10	2,000.00	40	100%		40
Total Acres 1.02						Land Total: 33,040

Dwelling Description

Replacement Cost New

Ranch	One Story	1,647 Sqft	Grade B 95	Base	168,374
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	3,914
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,723
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	TYPICAL	Average	Typical	176,011
Functional Obsolescence						Value(Rcnld)
None						158,410

Outbuildings/Additions/Improvements		Phys. %	Func. %	Econ. %	Value				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	2003	288	C 100	3,088	Avq.	90%	100%	100%	2,779
Frame Shed	2005	204	D 100	1,073	Fair	71%	100%	100%	762
1,647 SFLA									Outbuilding Total: 3,541

Acpt Land 33,000 **Accepted Bldg** 162,000 **Total** 195,000

Valuation Report

Map/Lot:

R07-070-A4

Account: 2164 Card: 1 of 1

Location:

11 CHENEY DRIVE

Neighborhood SOUTHWEST
Zoning/Use RESIDENTIAL
Topography Below StreetLow
Utilities All Public
Street Private

Sale Data
Sale Date 11/10/2016
Sale Price 160,600
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4718P0137
Reference 2 R-07-070/A4
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
Total Acres 1.00						33,000

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,026 Sqft	Grade B 95	Base	137,854
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	340 Sqft, Grade B	Basement Gar	None	Fin Bsmt	16,541
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Good	Typical	154,395
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	100% 100%	149,763

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2004	576	B 95	18,019	Good	97%	100%	100%	17,478
Wood Deck	2004	156	C 100	1,741	Good	97%	100%	100%	1,689
Wood Deck	2004	252	C 100	2,720	Good	97%	100%	100%	2,638
1,539 SFLA									
Outbuilding Total									21,805

Acpt Land 33,000 **Accepted Bldg** 171,600 **Total** 204,600

Valuation Report

Map/Lot: R07-071

Account: 1002 Card: 1 of 1

Location: 348 OLD BATH ROAD

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 11/19/2010
Topography	Level	Sale Price 240,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4344P0100
 Reference 2 R-07-071/00 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000	
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000	
0.69	Acres-Rear Land 1-10	2,000.00	1,380	100%		1,380	
Total Acres 1.69					Land Total	34,380	
Accpt Land		34,400	Accepted Bldg		0	Total	34,400

WISCASSET
 Name: CENTRAL MAINE POWER

Valuation Report

09/13/2022
 Page 1348
 R07-072
 BATH ROAD

Account: 2016 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood SOUTHWEST
 Zoning/Use UTILITY ROW
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B0000P0000
 Reference 2 R-07-072
 Tran/Land/Bldg 1 3 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
35.00	Acres-Rear Land 1-10	2,000.00	70,000	100%		70,000	
Total Acres 35.00				Land Total		70,000	
Acpt Land		70,000	Accepted Bldg	0	Total	70,000	

Name: GILBERT, JUBAL ALEXANDER

Page 1349

GILBERT, CASEY

Map/Lot:

R07-073

Account: 1003 Card: 1 of 1

Location:

10 LINE DRIVE

Neighborhood	SOUTHWEST	Sale Data	
Tree Growth	2008	Sale Date	10/31/2018
Zoning/Use	RESIDENTIAL	Sale Price	185,000
Topography	Rolling	Sale Type	Land & Buildings
Utilities	Drilled WellSeptic System	Financing	Unknown
Street	Paved	Verified	Public Record
		Validity	Other Non Valid

Reference 1 B3680P0119
 Reference 2 R-07-073/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	55%	Restrictio	11,000
5.47	Acres-Rear Land 11-20	1,000.00	5,470	55%	Restrictio	3,009
Total Acres 16.47			Land Total			47,009

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,152 Sqft	Grade C 105	Base	113,189
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-12,882
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	100% None	Heat	-4,723
Rooms	3	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition		Layout			Total
1982	2004	TYPICAL	TYPICAL	Above Average		Typical			95,584
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)	
None		None		89%	100%	100%		85,070	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2004	871	C 105	24,374	Avq.	91%	100%	100%	22,180
Frame Shed	1982	288	D 100	1,516	Avq-	71%	100%	100%	1,076
1,152 SFLA									
							Outbuilding Total		23,256
Acpt Land		47,000		Accepted Bldg		108,300		Total	155,300

Name: HARTMAN, SETH T (J/T)

Page 1350

HARTMAN, ANDREA-MARIE N

Map/Lot:

R07-073-001

Account: 1004 Card: 1 of 1

Location: 448 OLD BATH ROAD

Neighborhood: SOUTHWEST

Zoning/Use: RESIDENTIAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 12/07/2012
Sale Price: 144,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B4604P0070
Reference 2: R-07-073/01 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): 50 0 0 Land Schedule: 108

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Raised Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Outbuildings/Additions/Improvements with Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, and Value Rcnld.

Acpt Land 36,200 Accepted Bldg 150,600 Total 186,800

WISCASSET
 Name: SIDELINKER, LYNDON M
 LA FORTUNE, CHRISTY A

Valuation Report

09/13/2022

Page 1351

Map/Lot: R07-073-002

Account: 1005 Card: 1 of 1

Location: 440 OLD BATH ROAD

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 11/26/2016
Topography	Rolling	Sale Price 179,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3077P0251 (06/03)
 Reference 2 R-07-073/02 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.60	Acres-Rear Land 1-10	2,000.00	1,200	100%		1,200
Total Acres 1.60			Land Total			34,200

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,288 Sqft	Grade C 105	Base	126,551
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	144 Sqft, Grade D	Basement Gar	None	Fin Bsmt	5,515
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,386
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1994	0	TYPICAL	TYPICAL	Average	Typical	134,452				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	87%	100%	100%	116,973					
Outbuildings/Additions/Improvements						Value				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	1994	214	C 105	2,450	Avq.	87%	100%	100%	2,131	
Frame Garage	1994	576	C 105	17,318	Avq.	87%	100%	100%	15,067	
Encl Frame Porch	2005	120	C 105	4,492	Avq.	87%	100%	100%	3,908	
Wood Deck	1994	120	C 105	1,443	Avq.	87%	100%	100%	1,255	
Frame Shed	1994								1,000	
1,288 SFLA						----- S O U N D V A L U E -----				
						Outbuilding Total		23,361		
Acpt Land		34,200		Accepted Bldg		140,300		Total		174,500

WISCASSET
 Name: WEST, JOHN A
 WEST, ALICIA M

Valuation Report

09/13/2022

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Map/Lot:

R07-073-003

Account: 1006 Card: 1 of 1

Location:

430 OLD BATH ROAD

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 10/18/2018
Topography	Level	Sale Price 125,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Foreclosure

Reference 1 B4735P0010
 Reference 2 R-07-073/03 2078826037
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.10	Acres-Rear Land 1-10	2,000.00	200	100%		200
Total Acres 1.10			Land Total			33,200

Dwelling Description				Replacement Cost New	
Colonial	Two Story	936 Sqft	Grade C 105	Base	154,152
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,386
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1985	0	TYPICAL	TYPICAL	Average	Typical	156,538			
Functional Obsolescence	Economic Obsolescence		Phys. %		Func. %	Econ. %	Value(Rcnld)		
None	None		83%		100%	100%	129,927		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1985	702	C 105	20,332	Avq.	83%	100%	100%	16,876
Wood Deck	1985	192	C 100	2,108	Avq.	81%	100%	100%	1,707
1,872 SFLA	Outbuilding Total								18,583

Acpt Land 33,200 **Accepted Bldg** 148,500 **Total** 181,700

Name: HAEBERLE, ROBERT W

HAEBERLE, KIM

Map/Lot:

R07-073-004

Account: 1007 Card: 1 of 1

Location:

17 TWIN OAK ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1457P0112
 Reference 2 R-07-073/04 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.10	Acres-Rear Land 1-10	2,000.00	200	100%		200
Total Acres 1.10					Land Total	33,200

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	952 Sqft	Grade B 95	Base	134,400
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,723
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1989	0	TYPICAL	TYPICAL	Average	Typical	138,123			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		85%	100% 100%	117,405			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	1989	264	B 95	3,106	Avq.	85%	100%	100%	2,640
AB.GR. POOL.....	1989	1	C 100	1,000	Avq.	99%	100%	100%	990
BSMT ENTRY.....	1989	42	B 95	561	Avq.	85%	100%	100%	477
1.50 S Barn	2012	384	B 100	17,370	Avq.	92%	100%	100%	15,980
1,666 SFLA	Outbuilding Total								20,087

Acpt Land 33,200 **Accepted Bldg** 137,500 **Total** 170,700

Valuation Report

Account: 1008 Card: 1 of 1

Location: 21 TWIN OAK ROAD

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 09/14/2011
Topography	Level	Sale Price 0
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B4439P0092
 Reference 2 R-07-073/05 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.10	Acres-Rear Land 1-10	2,000.00	200	100%		200
Total Acres 1.10			Land Total			33,200

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,120 Sqft	Grade C 100	Base		104,804
Exterior	OTHER	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	288 Sqft, Grade C	Basement Gar	None	Fin Bsmt		12,825
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	7	HEARTH				
Bedrooms	4	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1988	2010	TYPICAL	TYPICAL	Average	Typical	117,629			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	84%	100%	100%	98,808				
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1988	160	C 100	1,782	Avq.	84%	100%	100%	1,497
BSMT ENTRY.....	1988	40	C 100	490	Avq.	84%	100%	100%	412
ONE STORY FRAME	2009	246	B 100	17,755	Avq.	92%	100%	100%	16,335
1S AD/GAR.....	2009	492	B 100	39,133	Avq.	92%	100%	100%	36,002
Open Frame Porch	2009	24	C 100	715	Avq.	92%	100%	100%	658
Wood Deck	2010	280	C 100	3,006	Avq.	92%	100%	100%	2,766
1,366 SFLA						Outbuilding Total			57,670
Acpt Land		33,200	Accepted Bldg		156,500	Total		189,700	

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 01/27/2006
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B1359P0061 B3640P0228
Reference 2 R-07-073/06 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.40	Acres-Rear Land 1-10	2,000.00	800	100%		800
Total Acres 1.40					Land Total	33,800

Dwelling Description

Replacement Cost New

Ranch	One Story	1,317 Sqft	Grade B 95	Base	137,331
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	837 Sqft, Grade B	Basement Gar	None	Fin Bsmt	40,720
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,205
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1989	0	GOOD	GOOD	Average	Typical	184,256			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	85%	100%	100%	156,618				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1989	552	B 95	17,422	Avq.	85%	100%	100%	14,809
Open Frame Porch	1989	60	B 95	1,578	Avq.	85%	100%	100%	1,341
Wood Deck	2006	372	B 95	4,309	Avq.	85%	100%	100%	3,663
2 STORY SHED....	1989	320	C 100	2,560	Avq.	83%	100%	100%	2,125
1,317 SFLA						Outbuilding Total			21,938

Acpt Land

33,800

Accepted Bldg

178,600

Total

212,400

Name: SHERLOCK, DAVID J

SHERLOCK, THERESA M

Map/Lot:

R07-073-007

Account: 1010 Card: 1 of 1

Location:

16 TWIN OAK ROAD

Neighborhood: SOUTHWEST

Zoning/Use: RESIDENTIAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B2363P0087
Reference 2: R-07-073/07 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 6 0 Land Schedule 108

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Outbuildings/Additions/Improvements and 1,344 SFLA.

Acpt Land

33,600

Accepted Bldg

130,500 Total

164,100

Valuation Report

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 03/30/2015
Topography	Level	Sale Price 153,500
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B1323P0153
 Reference 2 R-07-073/08 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
1.50	Acres-Rear Land 1-10	2,000.00	3,000	100%		3,000
Total Acres 2.50					Land Total	36,000

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,394 Sqft	Grade B 95	Base		142,510
Exterior	OTHER	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	None	Basement		-15,138
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	8	HEARTH				
Bedrooms	4	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	127,372
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		84%	100% 100%	106,992

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	1986	360	B 95	4,175	Avq.	84%	100%	100%	3,507
Frame Shed	1986	100	C 100	612	Avq.	82%	100%	100%	502
Frame Shed	2000	80	E 100	363	Avq-	79%	100%	100%	287
Encl Frame Porch	1986	40	B 95	1,820	Avq.	84%	100%	100%	1,529
Open Frame Porch	1986	15	B 95	582	Avq.	84%	100%	100%	489
1 STORY GARAGE..	1999	648	C 100	18,134	Avq.	88%	100%	100%	15,958
Wood Deck	1999	126	C 100	1,435	Avq.	88%	100%	100%	1,263
Swimming Pool	1986	1	C 100	5,779	Avq.	99%	100%	100%	5,721
Frame Shed	2013	160	C 100	979	Avq.	92%	100%	100%	901
1,394 SFLA									30,157

Acpt Land	36,000	Accepted Bldg	137,100	Total	173,100
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Valuation Report

Map/Lot:

R07-073-A

Account: 2355 Card: 1 of 1

Location:

7 LINE DRIVE

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 11/09/2011
Topography	Level	Sale Price 132,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B4458P0108		
Reference 2	R-7-73/A		
Tran/Land/Bldg	1	1	11
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50	0	0 Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.40	Acres-Rear Land 1-10	2,000.00	800	100%		800
Total Acres 1.40			Land Total			33,800

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,152 Sqft	Grade C 105	Base	113,189
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,361
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1974	0	TYPICAL	TYPICAL	Above Average	Typical	118,550			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		86%	100%	100%	101,953		
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1974	48	C 105	309	Avq+	86%	100%	100%	266
CARPORT.....	2009	300	C 100	3,874	Avq.	92%	100%	100%	3,564
Frame Garage	2016	728	C 100	19,956	Avq.	92%	100%	100%	18,360
1,152 SFLA									
Outbuilding Total								22,190	
Acpt Land		33,800		Accepted Bldg		124,100		Total	
								157,900	

Name: CHUBBUCK, KENNETH T

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CHUBBUCK, RITA C

Map/Lot:

R07-074

Account: 1013 Card: 1 of 1

Location: 6 MONTSWEAG VALLEY ROAD

Neighborhood: SOUTHWEST

Zoning/Use: SHORE STREAM PRO RES
Topography: Rolling
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 07/19/2016
Sale Price: 255,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B4565P0193
Reference 2: R-07-074/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): 50 25 0 Land Schedule: 108

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Price/Unit, Grade, Replacement Cost New, Value. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include ONE STORY FRAME, Frame Shed, Encl Frame Porch, Wood Deck, Open Frame Porch, 1.50 ST GARAGE.., 1.684 SFLA.

Acpt Land 37,000 Accepted Bldg 224,000 Total 261,000

Account: 1014 Card: 1 of 1

Location: 32 MONTSWEAG VALLEY ROAD

Neighborhood: SOUTHWEST

Zoning/Use: SHORE STREAM PRO RES
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B1493P0222
Reference 2: R-07-074/A0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
1.00	Acres-Rear Land 1-10	2,000.00	2,000	100%		2,000
Total Acres 2.00					Land Total	35,000

Dwelling Description

Replacement Cost New

Log	One Story	925 Sqft	Grade C 100	Base	94,801
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,851
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1967	0	TYPICAL	TYPICAL	Below Average	Typical	84,950
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		67%	100%	100%
						56,917

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1967	60	C 100	2,320	Fair	50%	0%	100%	0
Frame Shed	1967	140	D 100	737	Avq-	64%	100%	100%	472
925 SFLA									472
Outbuilding Total									472

Acpt Land 35,000 **Accepted Bldg** 57,400 **Total** 92,400

WISCASSET
 Name: ROLLINS, DAVID S

Valuation Report

09/13/2022

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Map/Lot:

R07-075

Account: 2138 Card: 1 of 1

Location:

GORHAM ROAD

Neighborhood SOUTHWEST

Zoning/Use RURAL
 Topography Below Street
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 01/01/2001
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1 B2636P0161

Reference 2 R-07-075

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.32	Acres-Rear Land 1-10	2,000.00	640	100%		640
Total Acres 0.32				Land Total		640

Acpt Land 600 **Accepted Bldg** 0 **Total** 600

WISCASSET
 Name: ALMASI, CRYSTAL ESTES
 ALMASI, STEPHEN D

Valuation Report

09/13/2022

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Account: 1016 Card: 1 of 1

Map/Lot:
 Location:

R07-075-001
 25 GORHAM ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2301P0047
 Reference 2 R-07-075/01 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
0.85	Acres-HS Size Adj	3,000.00	2,550	100%		2,550
					Land Total	32,550

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	960 Sqft	Grade C 105	Base	89,832
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	200 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,352
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,578
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	TYPICAL	TYPICAL	Average	Typical	102,762
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		78%	100%	100%
						80,154

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1SFr Overhang	1973	34	C 105	2,241	Avq.	78%	100%	100%	1,748
1 Story/BASEMENT	1973	576	C 105	44,810	Avq.	78%	100%	100%	34,952
Wood Deck	1973	372	C 105	4,141	Avq.	78%	100%	100%	3,230
Open Frame Porch	2006	84	C 105	2,026	Avq.	78%	100%	100%	1,580
Outbuilding Total									41,510

Acpt Land 32,600 **Accepted Bldg** 121,700 **Total** 154,300

WISCASSET

Valuation Report

09/13/2022

Name: SLACK, JEFFERSON A

Page 1363

SLACK, STACEY COLE

Map/Lot:

R07-075-002

Account: 1017 Card: 1 of 1

Location:

17 PINE ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 10/01/1994
Sale Price 91,700
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2016P0112
Reference 2 R-07-075/02 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 108

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.95 Acres-HS Size Adj, and Total Acres 0.95.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Raised Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1974, 0 TYPICAL, TYPICAL, Average, Typical, 112,275.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 79%, 100%, 100%, 88,697.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include 1SFr Overhang, Wood Deck, Frame Shed, AB.GR. POOL....., Wood Deck, 954 SFLA.

Acpt Land 32,900 Accepted Bldg 94,700 Total 127,600

Name: HARDWICK, JODI S J/T

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HARDWICK, KEVIN A

Map/Lot:

R07-075-003

Account: 1018 Card: 1 of 1

Location: 36 MONTSWEAG VALLEY ROAD

Neighborhood SOUTHWEST

Sale Data

Zoning/Use SHORE STREAM PRO RES
Topography Level
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Date 01/03/2007
Sale Price 183,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3796P0218 B4666P0138

Reference 2 R-07-075/03 0000000000

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) 0 50 0 Land Schedule 108

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Log, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area. Rows describe building features and their replacement costs.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows show condition metrics and total value.

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows list outbuildings like 1 Story/BASEMENT, OPEN PORCH/BSMT, Wood Deck, and 1,792 SFLA.

Acpt Land 35,900 Accepted Bldg 148,700 Total 184,600

WISCASSET
 Name: THIBOUTOT, HEIDI L J/T
 THIBOUTOT, MICHAEL J

Valuation Report

09/13/2022

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Account: 1019 Card: 1 of 2

Map/Lot: R07-075-005
 Location: 56 MONTSWEAG VALLEY ROAD

Neighborhood: SOUTHWEST

Zoning/Use: SHORE STREAM PRO RES
 Topography: Rolling
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 09/20/2002
 Sale Price: 29,000
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B2919P0051 09/02
 Reference 2: R-07-075/05 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 0 50 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
2.89	Acres-Rear Land 1-10	2,000.00	5,780	100%		5,780
Total Acres 3.89						Land Total 38,780

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	560 Sqft	Grade B 95	Base	79,059
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-4,181
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	TYPICAL	Average	Typical	74,878
Functional Obsolescence						Value(Rcnld)
None						67,390

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	2004	104	C 100	2,335	Avq.	91%	100%	100%	2,125
Wood Deck	2004	240	C 100	2,598	Avq.	91%	100%	100%	2,364
Wood Deck	2004	120	C 100	1,374	Avq.	91%	100%	100%	1,250
1 Story/BASEMENT	2004	560	B 95	45,328	Avq.	90%	100%	100%	40,795
AB.GR. POOL.....	2004	1	C 100	1,000	Avq.	99%	100%	100%	990
Frame Shed	2006	240	C 100	1,469	Avq.	92%	100%	100%	1,351
1.25 ST GARAGE..	2014	512	C 110	25,376	Avq.	92%	100%	100%	23,346
Frame Shed	2014	48	D 100	253	Avq.	92%	100%	100%	233
Canopy	2014	336	E 100	2,557	Avq.	92%	100%	100%	2,352
Canopy	2019	512	E 100	3,866	Avq.	92%	100%	100%	3,557
Outbuilding Total									78,363

Acpt Land 38,800 **Accepted Bldg** 145,800 **Total** 184,600

WISCASSET

Valuation Report

09/13/2022

Name: THIBOUTOT, HEIDI L J/T

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THIBOUTOT, MICHAEL J

Map/Lot:

R07-075-005

Account: 1019 Card: 2 of 2

Location:

Neighborhood SOUTHWEST

Zoning/Use SHORE RES PROTEC
Topography Rolling

Utilities

Street

Sale Data	
Sale Date	09/20/2002
Sale Price	29,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 1 0 0

FARM LAND 0 OPEN SPACE 0

Exemption(s) 0 50 0 Land Schedule 108

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Barn 1S	2018	900	E 100	17,068	Ava.	92%	100%	100%	15,703
1,540 SFLA						Outbuilding Total			15,703
Accpt Land			0	Accepted Bldg		15,700	Total		15,700

WISCASSET

Valuation Report

09/13/2022

Name: THIBOUTOT, HEIDI L J/T

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THIBOUTOT, MICHAEL J

Map/Lot:

R07-075-005

Account: 1019

Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	38,800	145,800	184,600	38,800	145,800	184,600
2	0	15,700	15,700	0	15,700	15,700
TOTAL	38,800	161,500	200,300	38,800	161,500	200,300

Name: SMITH, MATTHEW W

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SMITH, AMANDA E

Map/Lot:

R07-075-007

Account: 1021 Card: 1 of 1

Location:

21 PINE ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 09/26/2019
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B1880P0149 B3563P0218

Reference 2 R-07-075/07 0000000000

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 108

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Replacement Cost New, etc. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1985, 0, TYPICAL, TYPICAL, Average, Typical, 145,177.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Open Frame Porch, Frame Shed, 1.50 ST GARAGE.., 1.512 SFLA, and Outbuilding Total.

Acpt Land 37,300 Accepted Bldg 152,300 Total 189,600

Valuation Report

Map/Lot:

R07-075-008

Account: 1022 Card: 1 of 1

Location:

14 PINE ROAD

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 12/01/1998
Topography	Level	Sale Price 92,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing
		Verified Public Record
		Validity

Reference 1 B2421P0200
Reference 2 R-07-075/08 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.43	Acres-Rear Land 1-10	2,000.00	860	100%		860
Total Acres 1.43					Land Total	33,860

Dwelling Description

Replacement Cost New

Ranch	One Story	1,232 Sqft	Grade C 100	Base	112,979
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,408
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1983	0	TYPICAL	TYPICAL	Average	Typical	116,387			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		82%	100% 100%	95,437			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1983	160	C 100	1,782	Avq.	82%	100%	100%	1,461
Frame Garage	1983	400	C 100	12,484	Avq.	80%	100%	100%	9,987
Frame Shed	1983	64	D 100	337	Avq.	80%	100%	100%	270
Open Frame Porch	1983	24	C 100	715	Avq.	82%	100%	100%	586
1,232 SFLA						Outbuilding Total			12,304
Acpt Land		33,900	Accepted Bldg			107,700	Total		141,600

Name: THERIAULT, THOMAS F J/T

THERIAULT, DANUTA B

Map/Lot:

R07-075-7A

Account: 1023 Card: 1 of 1

Location: 29 MONTSWEAG VALLEY ROAD

Neighborhood: SOUTHWEST

Zoning/Use: RESIDENTIAL
Topography: Rolling
Utilities: Drilled WellSeptic System
Street: Gravel

Sale Data
Sale Date: 04/02/2012
Sale Price: 0
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Related Parties

Reference 1: B2037P0026 B4509P0043
Reference 2: R-07-075/7A 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): 0 50 0 Land Schedule: 108

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Colonial, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck, Open Frame Porch, Frame Shed, ONE STORY FRAME, TWO STORY FRAME, ONE STORY FRAME, 2,605 SFLA.

Acpt Land 51,600 Accepted Bldg 221,600 Total 273,200

Valuation Report

Map/Lot:

R07-075-A

Account: 1024 Card: 1 of 1

Location:

45 GORHAM ROAD

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 09/12/2015
Topography	Level	Sale Price 179,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4834P0145
Reference 2 R-07-075/A0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
0.80	Acres-HS Size Adj	3,000.00	2,400	100%		2,400
Total Acres 0.80						Land Total 32,400

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	896 Sqft	Grade C 105	Base		121,573
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	6	HEARTH		HEARTHS		0
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		2,386
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout					Total
1974	0	TYPICAL	TYPICAL	Average	Typical					123,959
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		79%	100%	100%	97,928			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
ONE STORY FRAME	1974	144	C 105	9,489	Avq.	79%	100%	100%	7,496	
Wood Deck	1974	288	C 105	3,242	Avq.	79%	100%	100%	2,561	
Frame Garage	1974	336	C 105	11,577	Avq.	79%	100%	100%	9,146	
1.25 ST BARN....	1974	960	C 100	30,514	Avq.	76%	100%	100%	23,191	
Frame Shed	1974	240	C 100	1,469	Avq.	76%	100%	100%	1,116	
1,712 SFLA										
Outbuilding Total									43,510	
Acpt Land		32,400		Accepted Bldg		141,400		Total		173,800

Name: CLAYPOOL, WALTER J

Page 1372

CLAYPOOL, GAIL A

Map/Lot:

R07-075-B

Account: 1025 Card: 1 of 1

Location: 11 MONTSWEAG VALLEY ROAD

Neighborhood: SOUTHWEST

Zoning/Use: SHORE STREAM PRO RES
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 06/02/2021
 Sale Price: 300,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B1133P0133
 Reference 2: R-07-075/B0 0000000000
 Tran/Land/Bldg: 1 1 2
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000	
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000	
0.96	Acres-Rear Land 1-10	2,000.00	1,920	100%		1,920	
Total Acres 1.96						Land Total	34,920

Dwelling Description

Replacement Cost New

Ranch	One Story	2,046 Sqft	Grade C 100	Base	191,455
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,544
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
2007	0	TYPICAL	TYPICAL	Average	Typical	195,999				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)				
None		None		92%	100% 100%	180,319				
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Frame Shed	2007	336	C 100	2,056	Avq.	92%	100%	100%	1,892	
Frame Shed	2003	192	C 100	1,175	Avq.	90%	100%	100%	1,058	
Unfinished Attic	2007	826	C 100	3,601	Avq.	92%	100%	100%	3,313	
2,046 SFLA										
Outbuilding Total									6,263	
Acpt Land		34,900		Accepted Bldg		186,600		Total		221,500

WISCASSET
 Name: ROLLINS, DAVID S

Valuation Report

09/13/2022
 Page 1373
 R07-075-C
 GORHAM ROAD

Account: 1015 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood SOUTHWEST
 Zoning/Use SHORE STREAM PRO S-SP
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B2160P0273
 Reference 2 R-07-075/C0 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	30,000.00	30,000	90%	Topography	27,000	
0.80	Acres-HS Size Adj	3,000.00	2,400	100%		2,400	
Total Acres 0.80					Land Total	29,400	
Acpt Land		29,400	Accepted Bldg		0	Total	
						29,400	

WISCASSET
 Name: HANSON, WILLIAM E
 HANSON, LINDA L

Valuation Report

09/13/2022

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Account: 1026 Card: 1 of 1

Map/Lot:
 Location:

R07-076
 15 GORHAM ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1519P0303
 Reference 2 R-07-076/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
1.47	Acres-Rear Land 1-10	2,000.00	2,940	100%		2,940
Total Acres 2.47					Land Total	35,940

Dwelling Description

Replacement Cost New

Colonial	Two Story	966 Sqft	Grade B 100	Base	177,729
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,613
Attic	None			Attic	0
FirePlaces	4			Fireplace	11,778
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	OLD TYPE	TYPICAL	Above Average	Typical	192,120
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	100%	100%	144,090	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1800	60	B 100	2,668	Avq+	75%	100%	100%	2,001
1.25 ST GARAGE..	1994	840	B 100	41,040	Avq+	75%	100%	100%	30,780
Wood Deck	1800	90	B 100	1,228	Avq+	75%	100%	100%	921
Frame Shed	1960	154	C 100	942	Fair	46%	100%	100%	433
Frame Shed	1960	252	C 100	1,542	Avq-	61%	100%	100%	941
ONE STORY FRAME	1800	60	B 100	4,331	Avq+	75%	100%	100%	3,248
Open Frame Porch	1998	336	C 100	7,033	Avq.	88%	100%	100%	6,189
1,992 SFLA									
Outbuilding Total									44,513

Acpt Land 35,900 **Accepted Bldg** 188,600 **Total** 224,500

Name: HANSON, EVELYN G L/T

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HANSON, WILLIAM E. & LINDA L. J/T

Map/Lot:

R07-077

Account: 1027 Card: 1 of 1

Location:

439 OLD BATH ROAD

Neighborhood: SOUTHWEST

Zoning/Use: RESIDENTIAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B2861P0173 05/02
Reference 2: R-07-077/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 2 50 0 Land Schedule 108

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Spec, Condition, Replacement, Value. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Summary table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Values include 1960, 0, TYPICAL, TYPICAL, Above Average, Typical, 104,629.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Wood Deck, Frame Shed, Frame Garage, 1,044 SFLA, and Outbuilding Total.

Acpt Land 41,000 Accepted Bldg 104,100 Total 145,100

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 01/23/2013
Topography	Rolling	Sale Price 0
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B0636P0104
 Reference 2 R-07-078/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
6.00	Acres-Rear Land 1-10	2,000.00	12,000	100%		12,000
Total Acres 7.00			Land Total			45,000

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	1,344 Sqft	Grade C 105	Base		186,006
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	8	HEARTH				
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		5,964
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,361
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1972	0	TYPICAL	TYPICAL	Average	Typical	197,331				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	78%	100%	100%	153,918					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
1 Story/BASEMENT	1972	280	C 105	21,782	Avq.	78%	100%	100%	16,990	
Unfinished Attic	1972	280	C 105	1,282	Avq.	78%	100%	100%	1,000	
1.50 ST GARAGE..	1972	1066	C 105	64,162	Avq.	78%	100%	100%	50,046	
Open Frame Porch	1972	112	C 105	2,622	Avq.	78%	100%	100%	2,045	
Wood Deck	2013	112	C 105	1,357	Avq.	78%	100%	100%	1,058	
2,632 SFLA					Outbuilding Total				71,139	
Acpt Land		45,000		Accepted Bldg		225,100		Total		270,100

WISCASSET
 Name: SPRAGUE(HEIRS OF), THELMA

Valuation Report

09/13/2022

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Map/Lot: R07-078

Account: 1028 Card: 2 of 2

Location: 425 OLD BATH ROAD

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 01/23/2013
Topography	Level	Sale Price 0
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B0636P0104
 Reference 2 R-07-078/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 2 50 0 Land Schedule 108

Outbuildings/Additions/Improvements						Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld		
Frame Garage	1972	1230	C 100	31.392	Avq-	66%	100%	100%	20,719		
Frame Garage	1972	1440	C 100	36.175	Avq-	66%	100%	100%	23,876		
Wood Deck	1972	48	C 100	640	Avq-	66%	100%	100%	422		
1.75 ST BARN....	1978	3280	C 100	149.333	Avq-	69%	50%	100%	51,520		
2,632 SFLA											
						Outbuilding Total			96,537		
Acpt Land			0			Accepted Bldg			96,500	Total	96,500

WISCASSET

Valuation Report

09/13/2022

Name: SPRAGUE(HEIRS OF), THELMA

Page 1378

Map/Lot:

R07-078

Account: 1028

Location:

425 OLD BATH ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	45,000	225,100	270,100	45,000	225,100	270,100
2	0	96,500	96,500	0	96,500	96,500
TOTAL	45,000	321,600	366,600	45,000	321,600	366,600

Name: CROXFORD, WAYNE

Page 1379

CROXFORD, KATHY GRACE

Map/Lot:

R07-079

Account: 1029 Card: 1 of 1

Location: 373 OLD BATH ROAD

Neighborhood SOUTHWEST

Zoning/Use SHORE STREAM PRO RES
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B1950P0062
Reference 2 R-07-079/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 108

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, Acres-Rear Land 11-20, R 20+-Rear 20+, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Price/Unit, Grade, Replacement Cost New, Value. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1954, 0, OLD TYPE, Old Type, Fair, Typical, and 43,327.

Table with 10 columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 48%, 100%, 100%, and 20,797.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Frame Shed, CAMP OR CABIN..., Open Frame Porch, and 768 SFLA.

Acpt Land 73,500 Accepted Bldg 24,100 Total 97,600

WISCASSET
Name: CENTRAL MAINE POWER

Valuation Report

09/13/2022

Page 1380

Map/Lot:

R07-080

Account: 2017 Card: 1 of 1

Location:

OLD BATH ROAD

Neighborhood SOUTHWEST

Zoning/Use UTILITY ROW
Topography Rolling
Utilities NoWater/NoSewer
Street Paved

Reference 1 B0000P0000

Reference 2 R-07-080

Tran/Land/Bldg 1 3 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
61.00	Acres-Rear Land 1-10	2,000.00	122,000	100%		122,000
Total Acres 61.00				Land Total		122,000

Acpt Land	122,000	Accepted Bldg	0	Total	122,000
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Valuation Report

Map/Lot: R07-081

Account: 1030 Card: 1 of 1

Location: OLD BATH ROAD

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 06/01/1999
Topography	Level	Sale Price 7,000
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2475P0129
 Reference 2 R-07-081/00 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	30,000.00	30,000	10%	Size/Shape	3,000	
0.30	Acres-HS Size Adj	3,000.00	900	100%		900	
Total Acres 0.30					Land Total	3,900	
Acpt Land		3,900	Accepted Bldg		0	Total	3,900

WISCASSET
 Name: GOULETTE, ANTHONY S
 GOULETTE, DEBBIE E
 Account: 1031 Card: 1 of 1

Valuation Report

09/13/2022
 Page 1382
 Map/Lot: R07-082
 Location: 40 OLD STAGE ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
 Topography Rolling
 Utilities Drilled WellPublic Sewer
 Street Paved

Reference 1 B1908P0312
 Reference 2 R-07-082/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
2.05	Acres-Rear Land 1-10	2,000.00	4,100	100%		4,100
					Land Total	37,100

Dwelling Description

Replacement Cost New

Ranch	One Story	1,608 Sqft	Grade C 100	Base	150,469
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	None	Basement	-17,125
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1980	1993	TYPICAL	TYPICAL	Average	Typical	133,344			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	81%	100%	100%	108,009				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1980	80	D 100	421	Poor	43%	100%	100%	181
Frame Shed	2001	80	C 100	490	Avq.	89%	100%	100%	436
2 STORY GARAGE	2001	676	C 110	33,878	Avq.	89%	100%	100%	30,151
Open Frame Porch	1980	240	C 100	5,089	Avq.	79%	100%	100%	4,020
Wood Deck	2004	280	C 100	3,006	Avq.	91%	100%	100%	2,735
CARPOR.....	2005	338	D 100	3,729	Avq-	81%	100%	100%	3,020
Canopy	1993	108	D 100	1,002	Fair	64%	100%	100%	641
Frame Shed	2017	192	C 100	1,175	Avq.	92%	100%	100%	1,081
1,608 SFLA									42,265

Acpt Land 37,100 **Accepted Bldg** 150,300 **Total** 187,400

Name: CHASE, DAVID R

Page 1383

CHASE, KORNELIA I

Map/Lot:

R07-082-A

Account: 1032 Card: 1 of 1

Location: 229 OLD BATH ROAD

Neighborhood: SOUTHWEST

Zoning/Use: RESIDENTIAL
Topography: Rolling
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B0835P0279
Reference 2: R-07-082/A0 0000000000
Tran/Land/Bldg: 6 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 2 50 0 Land Schedule 108

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Colonial, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes sub-section for Outbuildings/Additions/Improvements.

Acpt Land 32,300 Accepted Bldg 97,100 Total 129,400

WISCASSET
 Name: CHASE, KORNELIA I

Valuation Report

09/13/2022

Page 1384

Map/Lot:

R07-082-B

Account: 1033 Card: 1 of 1

Location:

OLD BATH ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B0930P0152
 Reference 2 R-07-082/B0 0000000000

Tran/Land/Bldg 8 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
0.63	Acres-HS Size Adj	3,000.00	1,890	100%		1,890
Total Acres 0.63					Land Total	31,890

Acpt Land	31,900	Accepted Bldg	0	Total	31,900
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Valuation Report

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 12/19/2014
Topography	Steep	Sale Price 134,000
Utilities	Drilled WellPublic Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B4727P0291		
Reference 2	R-07-082/C0 0000000000		
Tran/Land/Bldg	8	1	11
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50	0	0 Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.01	Acres-Rear Land 1-10	2,000.00	20	100%		20
Total Acres 1.01			Land Total			33,020

Dwelling Description				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 100	Base	89,832
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1982	0	TYPICAL	TYPICAL	Above Average	Typical	89,832			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		89%	100%	100%	79,950		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2008	304	D 100	2,796	Avg.	92%	100%	100%	2,572
960 SFLA						Outbuilding Total			2,572

Acpt Land	33,000	Accepted Bldg	82,500	Total	115,500
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Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 03/06/2013
Topography	Rolling	Sale Price 0
Utilities	Drilled WellPublic Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B1866P0187 B4638 P0061
 Reference 2 R-07-082/D0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.33	R 20+-Rear 20+	500.00	165	100%		165
Total Acres 1.33			Land Total			33,165

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,008 Sqft	Grade C 100	Base	94,324
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1994	0	TYPICAL	TYPICAL	Average	Typical	94,324			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	87%	100%	100%	82,062				
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1994	120	C 100	734	Avq.	87%	100%	100%	639
AB.GR. POOL.....	1994	1	C 100	1,000	Avq.	99%	100%	100%	990
Open Frame Porch	1999	72	D 100	1,451	Avq-	78%	100%	100%	1,132
Open Frame Porch	1994	16	C 100	553	Avq.	87%	100%	100%	481
Wood Deck	1994	128	C 100	1,456	Avq.	86%	100%	100%	1,252
1,008 SFLA						Outbuilding Total			4,494
Acpt Land		33,200		Accepted Bldg		86,600		Total	119,800

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
Topography Rolling
Utilities Drilled WellPublic Sewer
Street Paved

Reference 1 B1901P0076
Reference 2 R-07-083/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	95%		28,500
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.11	Acres-Rear Land 1-10	2,000.00	220	100%		220
Total Acres 1.11					Land Total	31,720

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One Story ALUM/VINYL 1 OTHER Units-0	1,456 Sqft Masonry Trim Roof Cover	Grade C 100 None Asphalt Shingles	Base Trim Roof	129,758 0 0
Foundation	Concrete Slab	Basement	None	Basement	-15,506
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built 2021	Renovated 0	Kitchens TYPICAL	Baths TYPICAL	Condition Average	Layout Typical	Total			
						119,932			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
Incomplete		None		92%	65%	100%			
						71,719			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2021	108	C 100	6,778	Avq.	92%	65%	100%	4,053
Open Frame Porch	2021	266	C 100	5,616	Avq.	92%	65%	100%	3,359
Wood Deck	2021	126	C 100	1,435	Avq.	92%	65%	100%	858
ONE STORY FRAME	2021	160	C 100	10,042	Avq.	92%	65%	100%	6,005
1.25 ST GARAGE..	1999	768	C 100	32,917	V.G.	96%	100%	100%	31,600
1,724 SFLA									45,875
Outbuilding Total									

Acpt Land 31,700 **Accepted Bldg** 117,600 **Total** 149,300

Name: BREWER, VERNON

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BREWER(LIFE ESTATE), ESTHER

Map/Lot:

R07-084

Account: 1037 Card: 1 of 1

Location:

197 OLD BATH ROAD

Neighborhood: SOUTHWEST

Zoning/Use: RESIDENTIAL
Topography: Rolling
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B2445P0016
Reference 2: R-07-084/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 2 50 0 Land Schedule 108

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Conventional Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 1940, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Below Average, Layout Typical, Total 37,366.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Functional Obsolescence None, Economic Obsolescence None, Phys. % 57%, Func. % 100%, Econ. % 100%, Value(Rcnld) 21,299.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Frame Shed (1940, 64 D 100, 337 Fair, 42% 100% 100%, 142), Frame Shed (1940, 100 E 100, 453 Avq-, 57% 100% 100%, 258), and 594 SFLA (400).

Acpt Land 33,700 Accepted Bldg 21,700 Total 55,400

Name: BREWER, BRIDGETT E J/T

Page 1389

BREWER, VERNON C

Map/Lot:

R07-084-A

Account: 1039 Card: 1 of 1

Location: 185 OLD BATH ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
 Topography Steep
 Utilities Drilled WellPublic Sewer
 Street Paved

Sale Data
 Sale Date 12/27/2013
 Sale Price 80,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4746P0106
 Reference 2 R-07-084/A0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
0.49	Acres-HS Size Adj	3,000.00	1,470	100%		1,470
Total Acres 0.49						Land Total 31,470

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	89,832
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1968	0	TYPICAL	TYPICAL	Average	Typical	89,832			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		76%	100% 100%	68,272			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Open Frame Porch	1968	190	C 100	4,077	Avg.	76%	100%	100%	3,099
Encl Frame Porch	1968	120	C 100	4,278	Avg.	76%	100%	100%	3,251
960 SFLA						Outbuilding Total			6,350

Acpt Land 31,500 **Accepted Bldg** 74,600 **Total** 106,100

Name: BREWER, VERNON C III

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BREWER, BRIDGETT E

Map/Lot:

R07-084-B

Account: 2088 Card: 1 of 1

Location:

26 OLD STAGE ROAD

Neighborhood: SOUTHWEST

Zoning/Use: RESIDENTIAL
Topography: Level
Utilities: Public Sewer
Street: Paved

Reference 1: B2310P0020 B3770P0282
Reference 2: R-07-084/B
Tran/Land/Bldg: 1 1 2
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 0 50 0 Land Schedule 108

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Double Wide, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1997, 0 TYPICAL, TYPICAL, Below Average, Typical, 75,421.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnd). Rows include None, None, 78%, 100%, 100%, 58,828.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Frame Garage, Wood Deck, Frame Shed, ONE STORY FRAME, Wood Deck, Wood Deck, 2,259 SFLA, and Outbuilding Total.

Acpt Land 33,100 Accepted Bldg 127,400 Total 160,500

WISCASSET
 Name: WISCASSET, TOWN OF

Valuation Report

09/13/2022

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Map/Lot: R07-085

Account: 1040 Card: 1 of 1

Location: OLD STAGE ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B0648P0030
 Reference 2 R-07-085/00 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000	
0.55	Acres-HS Size Adj	3,000.00	1,650	100%		1,650	
Total Acres 0.55					Land Total	31,650	
Acpt Land		31,700	Accepted Bldg		0	Total	31,700

Name: MILLEY, GLENN P

GLENN P. MILLEY LIVING TRUST

Map/Lot:

R07-086

Account: 1041 Card: 1 of 1

Location:

64 OLD STAGE ROAD

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 01/31/2006
Topography	Level	Sale Price 83,000
Utilities	Drilled WellPublic Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3629P0158 B4180P0007
 Reference 2 R-07-086/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
0.72	Acres-HS Size Adj	3,000.00	2,160	100%		2,160
Total Acres 0.72			Land Total			32,160

Dwelling Description				Replacement Cost New		
Conventional	One Story	552 Sqft	Grade D 100	Base		42,307
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	3	HEARTH				
Bedrooms	1	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1950	0	TYPICAL	Old Type	Below Average	Typical	42,307			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		61%	100%	100%	25,807		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2S Frame Garage	1999	576	C 100	24,746	Avq.	88%	100%	100%	21,776
Wood Deck	1999	48	D 100	550	Avq-	61%	100%	100%	335
552 SFLA						Outbuilding Total			22,111

Acpt Land	32,200	Accepted Bldg	47,900	Total	80,100
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WISCASSET
 Name: DUNN JR., MICHAEL C J/T
 DUNN, LENORE G

Valuation Report

09/13/2022

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Account: 1042 Card: 1 of 1

Map/Lot: R07-088
 Location: 95 OLD STAGE ROAD

Neighborhood: SOUTHWEST
 Zoning/Use: SHORE STREAM PRO RES
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 09/20/2010
 Sale Price: 44,500
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B4319P0142
 Reference 2: R-07-088/00 0000000000
 Tran/Land/Bldg: 8 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
1.00	Acres-Rear Land 11-20	1,000.00	1,000	100%		1,000
Total Acres 12.00						54,000

Dwelling Description

Replacement Cost New

Conventional	One Story	1,920 Sqft	Grade C 100	Base	174,531
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-20,448
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-10,224
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,272
Attic	3/4 Finished			Attic	14,931
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built 2012	Renovated 0	Kitchens TYPICAL	Baths TYPICAL	Condition Average	Layout Typical	Total
						161,062
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	92%	100%	100%	148,177	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2016	160	C 100	979	Avq.	92%	100%	100%	901
Open Frame Porch	2016	48	D 100	1,033	Avq.	92%	100%	100%	950
1.25 ST GARAGE..	2020	1488	D 100	52,129	Avq.	92%	100%	100%	47,959
ONE STORY FRAME	2021	276	C 100	17,322	Avq.	92%	90%	100%	14,342
Open Frame Porch	2021	72	C 100	1,687	Avq.	92%	90%	100%	1,397
2,196 SFLA									
Outbuilding Total									65,549

Acpt Land 54,000 **Accepted Bldg** 213,700 **Total** 267,700

Name: BARNES, ROY E

Page 1394

BARNES, ALEENE R

Map/Lot:

R07-088-A

Account: 1043 Card: 1 of 2

Location: 131 OLD STAGE ROAD

Neighborhood: SOUTHWEST

Zoning/Use: SHORE STREAM PRO RES
Topography: Rolling
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B2010P0240
Reference 2: R-07-088/A0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 108

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Log, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area. Rows describe building details and their replacement costs.

Dwelling Condition

Table with columns: Built 1984, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Average, Layout Typical, Total 58,466. Includes Functional and Economic Obsolescence.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Lists various structures like porches, sheds, and garages with their values.

Summary row: Acpt Land 47,000 Accepted Bldg 133,500 Total 180,500

WISCASSET

Valuation Report

09/13/2022

Name: BARNES, ROY E

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BARNES, ALEENE R

Map/Lot:

R07-088-A

Account: 1043 Card: 2 of 2

Location: 131 OLD STAGE ROAD

Neighborhood SOUTHWEST

Zoning/Use SHORE STREAM PRO

Topography

Utilities

Street

Reference 1 B2010P0240

Reference 2 R-07-088/A0 0000000000

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 108

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
ONE STORY FRAME	1999	108	C 100	6,778	Ava.	88%	100%	100%	5,965
Wood Deck	2009	408	C 100	4,312	Ava.	92%	100%	100%	3,967
1,167 SFLA									
						Outbuilding Total			9,932
Acpt Land			0	Accepted Bldg		9,900	Total		9,900

WISCASSET

Valuation Report

09/13/2022

Name: BARNES, ROY E

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BARNES, ALEENE R

Map/Lot:

R07-088-A

Account: 1043

Location:

131 OLD STAGE ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	47,000	133,500	180,500	47,000	133,500	180,500
2	0	9,900	9,900	0	9,900	9,900
TOTAL	47,000	143,400	190,400	47,000	143,400	190,400

WISCASSET
 Name: BINGHAM, HEATHER
 PARIS, TIMOTHY

Valuation Report

09/13/2022

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Account: 1044 Card: 1 of 1

Map/Lot: R07-089
 Location: 51 FREEDOM SONG LANE

Neighborhood SOUTHWEST

Zoning/Use SHORE STREAM PRO RU
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Gravel

Sale Data
 Sale Date 08/27/2021
 Sale Price 76,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3881P0164
 Reference 2 R-07-089/00 0000000000
 Tran/Land/Bldg 8 1 16
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
19.00	R 20+-Rear 20+	500.00	9,500	100%		9,500
Total Acres 40.00			Land Total			72,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1969	672	E 100	3,044	Fair	51%	100%	100%	1,552
Frame Shed	1990	48	E 100	218	Fair	63%	100%	100%	137
						Outbuilding Total			1,689

Acpt Land 72,500 **Accepted Bldg** 1,700 **Total** 74,200

WISCASSET
 Name: SPIGEL, GERALD I
 SPIGEL, LAURIE B

Valuation Report

09/13/2022

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Map/Lot:

R07-090-002

Account: 1046 Card: 1 of 1

Location:

26 FREEDOM SONG LANE

Neighborhood SOUTHWEST

Zoning/Use SHORE STREAM PRO RES
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/10/2020
 Sale Price 445,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B0945P0213
 Reference 2 R-07-090/02 0000000000
 Tran/Land/Bldg 6 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	150%	Neighborhood	45,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
0.30	Acres-Rear Land 11-20	1,000.00	300	100%		300
Total Acres 11.30			Land Total			68,300

Dwelling Description

Replacement Cost New

Modern/Contemp.	Two Story	1,176 Sqft	Grade B 100	Base	196,696
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	504 Sqft, Grade B	Basement Gar	None	Fin Bsmt	25,810
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	7,838
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1991	0	GOOD	GOOD	Average	Typical	230,344			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		86%	100% 100%	198,096			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1991	220	B 100	15,878	Avq.	86%	100%	100%	13,655
1 Story/BASEMENT	1991	144	B 100	12,269	Avq.	86%	100%	100%	10,551
ONE STORY FRAME	1991	514	B 100	37,098	Avq.	86%	100%	100%	31,904
Wood Deck	1991	112	B 100	1,486	Avq.	86%	100%	100%	1,278
Wood Deck	1991	96	B 100	1,298	Avq.	86%	100%	100%	1,116
Wood Deck	1991	162	B 100	2,072	Avq.	86%	100%	100%	1,782
Frame Garage	1991	576	B 100	18,967	Avq.	86%	100%	100%	16,312
3,230 SFLA	Outbuilding Total								76,598

Acpt Land

68,300

Accepted Bldg

274,700

Total

343,000

Name: DENTICO, ROBERT A

Page 1399

DENTICO, SUE E

Map/Lot:

R07-090-004

Account: 1047 Card: 1 of 1

Location: 31 FREEDOM SONG LANE

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
 Topography Steep
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1263P0137
 Reference 2 R-07-090/04 0000000000
 Tran/Land/Bldg 6 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	150%	Neighborhood	45,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
5.20	Acres-Rear Land 1-10	2,000.00	10,400	100%		10,400
Total Acres 6.20						Land Total 58,400

Dwelling Description

Replacement Cost New

Ranch	One Story	1,024 Sqft	Grade C 105	Base	102,624
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	819 Sqft, Grade C	Basement Gar	None	Fin Bsmt	38,295
Heating	100% Not Heated	Cooling	0% None	Heat	-5,725
Rooms	4	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,193
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	136,387
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		83%	100% 100%	113,201

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1985	192	C 105	2,213	Avq.	83%	100%	100%	1,837
Wood Deck	1985	105	C 105	1,282	Avq.	83%	100%	100%	1,064
Frame Shed	1985	192	C 100	1,175	Avq.	81%	100%	100%	952
1.75 ST GARAGE..	1995	896	C 100	62,586	Avq.	86%	100%	100%	53,824
Frame Shed	1985	98	C 100	600	Avq.	81%	100%	100%	486
Wood Deck	1985	100	D 100	1,006	Avq-	72%	100%	100%	724
Frame Shed	2007	192	C 100	1,175	Avq.	92%	100%	100%	1,081
1,024 SFLA						Outbuilding Total			59,968

Acpt Land	58,400	Accepted Bldg	173,200	Total	231,600
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Name: GRUNDY, JOHN J

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GRUNDY, CORNELIA G

Map/Lot:

R07-090-005

Account: 1048 Card: 1 of 1

Location: 25 FREEDOM SONG LANE

Neighborhood: SOUTHWEST

Zoning/Use: RESIDENTIAL
Topography: Rolling
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B0945P0218
Reference 2: R-07-090/05 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 108

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Price/Unit, Grade, Replacement Cost New, Value. Rows include Colonial, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1978, 0 TYPICAL, TYPICAL, Average, Typical, 164,284.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include ONE STORY FRAME, Wood Deck, 1.75 ST GARAGE.., Frame Garage, Frame Shed, 2,096 SFLA.

Summary row: Acpt Land 60,200 Accepted Bldg 201,200 Total 261,400

Valuation Report

Account: 1049 Card: 1 of 1

Location: 4 FREEDOM SONG LANE

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL S-SP	Sale Date 08/01/2000
Topography	Rolling	Sale Price 123,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2600P0145 08/00
 Reference 2 R-07-090/1A 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	150%	Neighborho	45,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
1.47	Acres-Rear Land 1-10	2,000.00	2,940	100%		2,940
Total Acres 2.47			Land Total			50,940

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,040 Sqft	Grade C 105	Base	102,184
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1978	0	TYPICAL	TYPICAL	Average	Typical	102,184				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	80%	100%	100%	81,747					
Outbuildings/Additions/Improvements						Value				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
ONE STORY FRAME	1978	240	C 105	15,815	Avq.	80%	100%	100%	12,652	
Wood Deck	1978	160	C 105	1,871	Avq.	80%	100%	100%	1,497	
Frame Garage	1978	528	C 100	15,400	Avq.	78%	100%	100%	12,012	
Canopy	1978	144	D 100	1,312	Fair	56%	100%	100%	735	
1,280 SFLA						Outbuilding Total				26,896

Acpt Land	50,900	Accepted Bldg	108,600	Total	159,500
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WISCASSET
 Name: WEBSTER, PHILLIP E J/T
 WEBSTER, HEATHER R

Valuation Report

09/13/2022

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Account: 1050 Card: 1 of 1

Map/Lot: R07-090-1B
 Location: 8 FREEDOM SONG LANE

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	SHORE STREAM PRO RES	Sale Date 08/12/2005
Topography	Rolling	Sale Price 250,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3534P0231
 Reference 2 R-07-090/1B 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	150%	Neighborhood	45,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
2.32	Acres-Rear Land 1-10	2,000.00	4,640	100%		4,640
Total Acres 3.32						Land Total 52,640

Dwelling Description				Replacement Cost New		
Raised Ranch	One Story	1,248 Sqft	Grade B 95	Base		121,509
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	750 Sqft, Grade B	Basement Gar	2 CAR	Fin Bsmt		40,401
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	5	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		3,723
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1996	0	TYPICAL	TYPICAL	Average	Typical	165,633			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		88%	100%	100%	145,757		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1996	200	B 95	2,392	Avq.	88%	100%	100%	2,105
1SFr Overhang	1996	42	B 95	2,879	Avq.	88%	100%	100%	2,534
Frame Shed	1999	80	B 100	564	Avq.	88%	100%	100%	496
1,290 SFLA									Outbuilding Total 5,135
Acpt Land		52,600		Accepted Bldg		150,900		Total 203,500	

WISCASSET
 Name: BREWER, KEVIN C.
 BREWER, KASIE L.

Valuation Report

09/13/2022

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Account: 2657 Card: 1 of 1

Map/Lot:
 Location:

R07-090-5A
 67 OLD STAGE ROAD

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 03/12/2018
Topography	Rolling	Sale Price 0
Utilities		Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	150%	Neighborhood	45,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
3.00	Acres-Rear Land 1-10	2,000.00	6,000	100%		6,000
Total Acres 4.00					Land Total	54,000

Dwelling Description				Replacement Cost New		
Double Wide	One Story	1,248 Sqft	Grade D 100	Base		71,737
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Slab	Basement	None	Basement		-11,430
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	0	HEARTH				
Bedrooms	0	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		2,931
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full	SFLA	1,248	Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2017	0	TYPICAL	TYPICAL	Average	Typical	63,238	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		92%	100%	100%	58,179
Acpt Land		54,000	Accepted Bldg		58,200	Total	112,200

Valuation Report

Neighborhood SOUTHWEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellPublic Sewer
Street Paved

Sale Data
Sale Date 06/03/2016
Sale Price 149,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3655P0079 (04/06)
Reference 2 R-7-91
Tran/Land/Bldg 1 1 2
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	90%		27,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	75%		15,000
5.40	Acres-Rear Land 11-20	1,000.00	5,400	75%		4,050
Total Acres 16.40			Land Total			49,050

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,904 Sqft	Grade D 95	Base	103,973
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,567
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,784
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2002	0	TYPICAL	TYPICAL	Below Average	Typical	90,190			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)				
None	None	80%	80%	100%	57,722				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	2002	120	C 100	1,374	Avq.	90%	100%	100%	1,237
Frame Shed	2003	64	C 100	392	Avq-	80%	100%	100%	314
1,904 SFLA						Outbuilding Total			1,551
Acpt Land		49,100	Accepted Bldg		59,300	Total		108,400	

WISCASSET
 Name: HOOD, JR STEPHEN D

Valuation Report

09/13/2022

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Map/Lot: R07-091

Account: 1051 Card: 2 of 3

Location: 16 CRICKET'S LANE

Neighborhood SOUTHWEST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/03/2016
 Sale Price 149,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3655P0079 (04/06)
 Reference 2 R-7-91
 Tran/Land/Bldg 1 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 108

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	1989	14X66	C 100	86,328	Avg-	45%	100%	100%	38,416
ONE STORY FRAME	2016	320	D 100	17,271	Avg.	92%	100%	100%	15,889
Wood Deck	2019	192	C 100	2,108	Avg.	92%	100%	100%	1,939
Frame Shed	1989								800
3,148 SFLA						----- S O U N D V A L U E -----			
						Outbuilding Total			57,044
Acpt Land		0		Accepted Bldg		57,000		Total	57,000

WISCASSET
 Name: HOOD, JR STEPHEN D

Valuation Report

09/13/2022

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Map/Lot: R07-091

Account: 1051 Card: 3 of 3

Location: 17 CRICKET'S LANE

Neighborhood SOUTHWEST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/03/2016
 Sale Price 149,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3655P0079 (04/06)
 Reference 2 R-7-91
 Tran/Land/Bldg 1 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 108

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12' Mobile Home	2012	12X36	D 100	35,431	Avg-	85%	50%	100%	15,058
SLAB.....	2012	432	D 100	929	Avg.	92%	100%	100%	855
Outbuilding Total									15,913
Acpt Land			0	Accepted Bldg		15,900	Total		15,900

WISCASSET
Name: HOOD, JR STEPHEN D

Valuation Report

09/13/2022

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Map/Lot:

R07-091

Account: 1051

Location:

17 CRICKET'S LANE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	49,100	59,300	108,400	49,100	59,300	108,400
2	0	57,000	57,000	0	57,000	57,000
3	0	15,900	15,900	0	15,900	15,900
TOTAL	49,100	132,200	181,300	49,100	132,200	181,300

Name: LAPLANTE, JOHN J J/T

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LAPLANTE, LISA H

Map/Lot:

R07-091-001

Account: 1052 Card: 1 of 1

Location: 135 OLD BATH ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
Topography Rolling
Utilities Drilled WellPublic Sewer
Street Paved

Sale Data
Sale Date 07/06/2010
Sale Price 145,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4298P0190
Reference 2 R-07-091/01 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 2 0 Land Schedule 108

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Outbuildings/Additions/Improvements and 1,056 SFLA.

Acpt Land 33,100 Accepted Bldg 114,700 Total 147,800

Name: RAYMOND E. FARMER & PAULA FARMER,
FARMER FAMILY LIVING TRUST

Map/Lot:

R07-091-002

Account: 1053 Card: 1 of 1

Location:

157 OLD BATH ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
Topography Steep
Utilities Drilled WellPublic Sewer
Street Paved

Sale Data
Sale Date 10/11/2021
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B2851P0231 05/02
Reference 2 R-7-91/2
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 25 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	90%	Access	27,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
Total Acres 1.00						30,000

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	736 Sqft	Grade B 95	Base	103,906
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Foundation	Piers	Basement	None	Basement	-10,276
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-5,495
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1995	0	TYPICAL	TYPICAL	Above Average	Typical	88,135			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		93%	100%	100%	81,966		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1995	448	B 95	30,716	Avq+	93%	100%	100%	28,566
ONE STORY FRAME	2007	330	B 95	22,627	Avq+	93%	100%	100%	21,043
ONE STORY FRAME	2007	320	B 95	21,940	Avq+	93%	100%	100%	20,404
Wood Deck	2015	331	C 100	3,526	Avq.	92%	100%	100%	3,244
Frame Shed	1995	64	D 100	337	Fair	65%	100%	100%	219
2,386 SFLA									
Outbuilding Total									73,476

Acpt Land

30,000

Accepted Bldg

155,400

Total

185,400

WISCASSET
 Name: CAMPBELL, GORDON J J/T
 CAMPBELL, TRACY A

Valuation Report

09/13/2022

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Account: 1054 Card: 1 of 1

Map/Lot: R07-091-003
 Location: 161 OLD BATH ROAD

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 08/05/2005
Topography	Above Street	Sale Price 134,800
Utilities	Drilled WellPublic Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Renovations

Reference 1 B3531P0174
 Reference 2 R-07-091/03 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	90%	Access	27,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
Total Acres 1.00			Land Total			30,000

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,232 Sqft	Grade B 95	Base		125,948
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	None	Basement		-14,334
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	6	HEARTH				
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		3,723
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	115,337
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		83%	100% 100%	95,730

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1 Story/BASEMENT	2006	320	B 95	25,902	Avq.	83%	100%	100%	21,499
1SFr Overhang	2006	32	B 95	2,194	Avq.	83%	100%	100%	1,821
Frame Garage	2006	80	E 100	3,844	Avq-	82%	100%	100%	3,152
ONE STORY FRAME	2011	120	C 100	7,531	Avq.	92%	100%	100%	6,929
Wood Deck	2016	384	D 100	3,498	Avq.	92%	100%	100%	3,218
Frame Garage	2021	224	D 100	7,288	Avq.	92%	100%	100%	6,705
1,704 SFLA									Outbuilding Total 43,324

Acpt Land 30,000 Accepted Bldg 139,100 Total 169,100

Name: DONOVAN, WENDY J/T

DONOVAN, TIMOTHY M

Map/Lot:

R07-091-004

Account: 1055 Card: 1 of 1

Location:

169 OLD BATH ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
 Topography Rolling
 Utilities Drilled WellPublic Sewer
 Street Paved

Reference 1 B2903P0153 08/02
 Reference 2 R-7-91/4
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
Total Acres 1.00						33,000

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	648 Sqft	Grade C 105	Base	83,679
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	TYPICAL	TYPICAL	Good	Typical	83,679
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						66,943
None						

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
ONE STORY FRAME	1890	468	C 105	30,841	Good	80%	100%	100%	24,673
Unfinished Attic	1890	468	C 105	2,142	Good	80%	100%	100%	1,714
Open Frame Porch	1890	288	C 105	6,364	Good	80%	100%	100%	5,091
Frame Shed	2001	861	C 100	5,269	Avq.	89%	100%	100%	4,689
ONE STORY FRAME	2001	198	C 100	12,426	Avq.	89%	100%	100%	11,059
Wood Deck	2001	177	D 100	1,681	Avq-	79%	100%	100%	1,328
Frame Shed	1985	80	D 100	421	Fair	60%	100%	100%	253
Frame Shed	1985	96	C 100	588	Avq-	72%	100%	100%	423
Wood Deck	2021	718	C 100	7,474	Avq.	92%	100%	100%	6,876
1,638 SFLA						Outbuilding Total			56,106

Acpt Land	33,000	Accepted Bldg	123,000	Total	156,000
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Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 09/21/2009
Topography	Level	Sale Price 0
Utilities	Drilled WellPublic Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B4204P0145		
Reference 2	R-07-091/05 0000000000		
Tran/Land/Bldg	1	1	11
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
Total Acres 1.00					Land Total	33,000

Dwelling Description				Replacement Cost New	
Ranch	One Story	884 Sqft	Grade C 100	Base	84,375
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition		Layout			Total	
1990	0	TYPICAL	TYPICAL	Below Average		Typical			84,375	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)		
None		None		76%	100%	100%		64,125		
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
Open Frame Porch	1990	144	C 100	3,145	Avq-	76%	100%	100%	2,390	
884 SFLA						Outbuilding Total			2,390	
Acpt Land		33,000		Accepted Bldg		66,500		Total		99,500

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 02/25/2015
Topography	Rolling	Sale Price 115,000
Utilities	Drilled WellPublic Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B1903P0207
 Reference 2 R-07-091/06 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
1.20	Acres-Rear Land 1-10	2,000.00	2,400	100%		2,400
Total Acres 2.20			Land Total			35,400

Dwelling Description				Replacement Cost New		
Colonial	One & 1/2 Story	750 Sqft	Grade C 105	Base		108,666
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	108,666
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		84%	100% 100%	91,279

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2001	320	C 105	3,585	Avq.	84%	100%	100%	3,011
Frame Shed	2001	400	D 100	2,105	Fair	69%	100%	100%	1,452
1,125 SFLA	Outbuilding Total								4,463

Acpt Land	35,400	Accepted Bldg	95,700	Total	131,100
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Name: BLUTEAU, JOSEPH J/T

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RABURN, ELIZABETH

Map/Lot:

R07-091-A

Account: 1058 Card: 1 of 1

Location:

3 OLD STAGE ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellPublic Sewer
Street Paved

Sale Data
Sale Date 08/22/2014
Sale Price 170,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4818P0207
Reference 2 R-07-091/A0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 108

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Replacement Cost New, and Value. Rows include Colonial, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 1984, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Above Average, Layout Typical, Total 120,594.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include 1.75 ST GARAGE.., Wood Deck, 1,456 SFLA, and Outbuilding Total.

Acpt Land 36,800 Accepted Bldg 143,400 Total 180,200

Name: LEDWELL, JEWELL E (TRUSTEE)

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JEWELL EDWARD LEDWELL TRUST

Map/Lot:

R07-091-B

Account: 1059 Card: 1 of 1

Location:

11 OLD STAGE ROAD

Neighborhood: SOUTHWEST

Zoning/Use: RESIDENTIAL
Topography: Level
Utilities: Drilled WellPublic Sewer
Street: Paved

Reference 1: B2240P0180 B4426P0291
Reference 2: R-07-091/B0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule: 108

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Table with columns: Dwelling Description, Replacement Cost New. Rows include Double Wide, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1973, 0, TYPICAL, TYPICAL, Below Average, Typical, 38,420.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 69%, 100%, 100%, 26,510.

Table with columns: Outbuildings/Additions/Improvements, Value Rcnld. Rows include Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld.

Acpt Land 34,200 Accepted Bldg 27,500 Total 61,700

WISCASSET
 Name: SMITH, MICHAEL A
 SMITH, BETH A

Valuation Report

09/13/2022

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Account: 1060 Card: 1 of 1

Map/Lot: R07-091-C
 Location: 147 OLD BATH ROAD

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 07/01/1992
Topography	Above Street	Sale Price 44,000
Utilities	Drilled WellPublic Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B1800P0026
 Reference 2 R-07-091/C0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
1.00	Acres-Rear Land 1-10	2,000.00	2,000	100%		2,000
Total Acres 2.00			Land Total			35,000

Dwelling Description				Replacement Cost New	
Cape Cod	One & 3/4 Story	864 Sqft	Grade B 95	Base	121,976
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,723
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout					
1999	0	TYPICAL	TYPICAL	Average	Typical				125,699	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		89%	100%	100%	111,872			
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	1999	96	C 100	1,129	Avq.	88%	100%	100%	994	
1.50 ST GARAGE..	2005	624	C 100	37,168	Avq.	91%	100%	100%	33,823	
1,512 SFLA										
Outbuilding Total										34,817
Acpt Land		35,000		Accepted Bldg		146,700		Total	181,700	

Valuation Report

Map/Lot:

R07-091-D

Account: 1061 Card: 1 of 1

Location:

11 CRICKET'S LANE

Neighborhood SOUTHWEST
 Zoning/Use RESIDENTIAL
 Topography Level
 Utilities Drilled WellPublic Sewer
 Street Paved

Sale Data
 Sale Date 12/01/1993
 Sale Price 53,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B2968P0197 (DIV.)
 Reference 2 R-07-091/D0 0000000000
 Tran/Land/Bldg 1 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.37	Acres-Rear Land 1-10	2,000.00	740	100%		740
Total Acres 1.37						Land Total 33,740

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1992	14X66	C 100	86,328	Avq.	61%	50%	100%	26,515
Frame Shed	1992	170	C 100	1,040	Avq.	85%	100%	100%	884
Wood Deck	2005	40	C 100	558	Avq.	91%	100%	100%	508
924 SFLA						Outbuilding Total			27,907

Acpt Land 33,700 **Accepted Bldg** 27,900 **Total** 61,600

Name: FOSTER, DEBORAH

FORMALLY DEBORAH WIDBILLER

Map/Lot:

R07-091-E

Account: 2289 Card: 1 of 1

Location:

12 CRICKET'S LANE

Neighborhood SOUTHWEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellPublic Sewer
Street Paved

Sale Data
Sale Date 09/03/2002
Sale Price 120,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2906P0297 (09/02)
Reference 2 R-7-91/E
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 108

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Acpt Land 33,600 Accepted Bldg 127,100 Total 160,700

Valuation Report

Map/Lot:

R07-092

Account: 2018 Card: 1 of 1

Location:

OLD BATH ROAD

Neighborhood SOUTHWEST

Zoning/Use UTILITY ROW
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B0000P0000

Reference 2 R-07-092

Tran/Land/Bldg 1 3 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
34.00	R 20+-Rear 20+	500.00	17,000	100%		17,000
Total Acres 54.00					Land Total	47,000

Accpt Land	47,000	Accepted Bldg	0	Total	47,000
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Neighborhood SOUTHWEST

Zoning/Use RURAL
Topography Rolling

Utilities NoWater/NoSewer

Street

Sale Data	
Sale Date	03/04/2013
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1 B4639P0295

Reference 2 R07-092-A

Tran/Land/Bldg 0 7 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) 12 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
4.90	Acres-Rear Land 11-20	1,000.00	4,900	100%		4,900
Total Acres 14.90					Land Total	24,900

Acpt Land	24,900	Accepted Bldg	0	Total	24,900
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Valuation Report

Account: 2 Card: 1 of 1

Location: 1 SOUTH POINT DRIVE

Neighborhood MASON LANDING

Zoning/Use SHORELAND BUSINESS II
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	04/01/2012
Sale Price	3,900,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1 B3208P0307 (12/03)
 Reference 2 LOT #1 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	75,000.00	75,000	100%		75,000
0.11	Acres-HS Size Adj	7,500.00	825	100%		825
Total Acres 0.11					Land Total	75,825

Acpt Land	75,800	Accepted Bldg	0	Total	75,800
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Valuation Report

Account: 2073 Card: 1 of 1

Location: 3 SOUTH POINT DRIVE

Neighborhood	MASON LANDING	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 04/01/2012
Topography	Level	Sale Price 0
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #2 POINT EAST MARITME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	220,000	220,000	100%		220,000
0.15	Acres-Shallow WF Size Adj	22,000.00	3,300	100%		3,300
Total Acres 0.15					Land Total	223,300
Acpt Land		223,300	Accepted Bldg	0	Total	223,300

Valuation Report

Account: 2074 Card: 1 of 1

Location: 5 SOUTH POINT DRIVE

Neighborhood MASON LANDING

Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #3 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	220,000	220,000	100%		220,000
0.19	Acres-Shallow WF Size Adj	22,000.00	4,180	100%		4,180
Total Acres 0.19					Land Total	224,180

Acpt Land	224,200	Accepted Bldg	0	Total	224,200
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Valuation Report

Neighborhood MASON LANDING

Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #4 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 16
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Waterfront	220,000	220,000	100%		220,000	
0.16	Acres-Shallow WF Size Adj	22,000.00	3,520	100%		3,520	
Total Acres 0.16						Land Total	223,520

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
CAPPED FOUNDATIO	2008	896	C 100	14,440	Avg.	92%	50%	100%	6,642
Outbuilding Total									6,642

Acpt Land	223,500	Accepted Bldg	6,600	Total	230,100
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WISCASSET
 Name: WISCASSET, INHABITANTS OF

Valuation Report

09/13/2022

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Map/Lot: R07A-005

Account: 2076 Card: 1 of 1

Location: 9 SOUTH POINT DRIVE

Neighborhood MASON LANDING

Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #5 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	220,000	220,000	100%		220,000
0.28	Acres-Shallow WF Size Adj	22,000.00	6,160	100%		6,160
Total Acres 0.28					Land Total	226,160

Acpt Land	226,200	Accepted Bldg	0	Total	226,200
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Valuation Report

Account: 2077 Card: 1 of 1

Location: 11 SOUTH POINT DRIVE

Neighborhood MASON LANDING

Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #6 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Waterfront	220,000	220,000	100%		220,000	
0.33	Acres-Shallow WF Size Adj	22,000.00	7,260	100%		7,260	
Total Acres 0.33					Land Total	227,260	
Acpt Land		227,300	Accepted Bldg		0	Total	227,300

WISCASSET
 Name: WISCASSET, INHABITANTS OF

Valuation Report

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Map/Lot: R07A-007

Account: 2078 Card: 1 of 1

Location: 13 SOUTH POINT DRIVE

Neighborhood MASON LANDING

Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #7 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Waterfront	220,000	220,000	100%		220,000	
0.21	Acres-Shallow WF Size Adj	22,000.00	4,620	100%		4,620	
Total Acres 0.21					Land Total	224,620	
Acpt Land		224,600	Accepted Bldg		0	Total	224,600

Valuation Report

Account: 2080 Card: 1 of 1

Location: 15 SOUTH POINT DRIVE

Neighborhood	MASON LANDING	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 04/01/2012
Topography	Level	Sale Price 0
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #8 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Waterfront	220,000	220,000	100%		220,000	
0.21	Acres-Shallow WF Size Adj	22,000.00	4,620	100%		4,620	
Total Acres 0.21					Land Total	224,620	
Acpt Land		224,600	Accepted Bldg		0	Total	224,600

Valuation Report

Account: 2081 Card: 1 of 1

Location: 17 SOUTH POINT DRIVE

Neighborhood MASON LANDING

Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #9 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	220,000	220,000	100%		220,000
0.19	Acres-Shallow WF Size Adj	22,000.00	4,180	100%		4,180
Total Acres 0.19					Land Total	224,180

Acpt Land	224,200	Accepted Bldg	0	Total	224,200
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Valuation Report

Account: 2082 Card: 1 of 1

Location: 19 SOUTH POINT DRIVE

Neighborhood	MASON LANDING	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 04/01/2012
Topography	Level	Sale Price 0
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #10 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Waterfront	220,000	220,000	100%		220,000	
0.14	Acres-Shallow WF Size Adj	22,000.00	3,080	100%		3,080	
Total Acres 0.14					Land Total	223,080	
Acpt Land		223,100	Accepted Bldg		0	Total	223,100

Valuation Report

Account: 2135 Card: 1 of 1

Location: 23 SOUTH POINT DRIVE

Neighborhood	MASON LANDING	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 06/28/2016
Topography	Level	Sale Price 0
Utilities	Public WaterPublic Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #12 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 111

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	220,000	220,000	100%		220,000
0.42	Acres-Shallow WF Size Adj	22,000.00	9,240	100%		9,240
Total Acres 0.42					Land Total	229,240

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	1,435 Sqft	Grade B 100	Base		213,250
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	100% Refrig.A/C	Heat		3,690
Rooms	5	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	3	Half Baths	2	Plumbing		13,064
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,871
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	GOOD	GOOD	Average	Typical	235,875
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Deferred Maintenance		None		92%	50%	100%
						108,503

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2006	114	B 100	9,713	Avq.	92%	50%	100%	4,468
Open Frame Porch	2006	104	B 100	2,685	Avq.	92%	50%	100%	1,235
Open Frame Porch	2006	162	B 100	4,036	Avq.	92%	50%	100%	1,856
Open Frame Porch	2006	114	B 100	2,919	Avq.	92%	50%	100%	1,342
1 Story/BASEMENT	2006	48	B 100	4,089	Avq.	92%	50%	100%	1,881
1 Story/BASEMENT	2006	196	B 100	16,700	Avq.	92%	50%	100%	7,682
1 Story/BASEMENT	2006	132	B 100	11,247	Avq.	92%	50%	100%	5,174
ONE STORY FRAME	2006	112	B 100	8,083	Avq.	92%	50%	100%	3,718
BSMT ENTRY.....	2006	20	C 100	245	Avq.	92%	50%	100%	112
3,113 SFLA									27,468

Acpt Land	229,200	Accepted Bldg	136,000	Total	365,200
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Neighborhood	MASON LANDING	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 06/28/2016
Topography	Level	Sale Price 0
Utilities	Public WaterPublic Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #15 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 111

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	220,000	220,000	100%		220,000
0.47	Acres-Shallow WF Size Adj	22,000.00	10,340	100%		10,340
Total Acres 0.47					Land Total	230,340

Dwelling Description				Replacement Cost New		
Conventional	Two Story	1,245 Sqft	Grade B 100	Base		204,154
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	100% Evaporative	Heat		3,660
Rooms	5	HEARTH				
Bedrooms	4	Add Fixtures	0			
Baths	3	Half Baths	1	Plumbing		10,451
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2007	0	GOOD	GOOD	Average	Typical	218,265			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Deferred Maintenance		None		92%	50%	100%	100,402		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2007	117	B 100	2,988	Avq.	92%	50%	100%	1,374
Open Frame Porch	2007	126	B 100	3,198	Avq.	92%	50%	100%	1,471
BSMT ENTRY.....	2007	25	C 100	306	Avq.	92%	50%	100%	141
ONE STORY FRAME	2007	126	B 100	9,094	Avq.	92%	50%	100%	4,183
1 Story/BASEMENT	2007	78	B 100	6,646	Avq.	92%	50%	100%	3,057
Open Frame Porch	2007	78	B 100	2,080	Avq.	92%	50%	100%	957
2,694 SFLA						Outbuilding Total		11,183	
Acpt Land		230,300		Accepted Bldg		111,600		Total 341,900	

WISCASSET
 Name: WISCASSET, INHABITANTS OF

Valuation Report

09/13/2022

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Map/Lot: R07A-017

Account: 2173 Card: 1 of 1

Location: 33 SOUTH POINT DRIVE

Neighborhood MASON LANDING

Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #17 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	220,000	220,000	50%	Restrictio	110,000
0.16	Acres-Shallow WF Size Adj	22,000.00	3,520	100%		3,520
Total Acres 0.16					Land Total	113,520

Acpt Land	113,500	Accepted Bldg	0	Total	113,500
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WISCASSET
 Name: WISCASSET, INHABITANTS OF

Valuation Report

09/13/2022

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Map/Lot: R07A-018

Account: 2194 Card: 1 of 1

Location: 35 SOUTH POINT DRIVE

Neighborhood MASON LANDING

Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #18 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	220,000	220,000	50%	Restrictio	110,000
0.24	Acres-Shallow WF Size Adj	22,000.00	5,280	100%		5,280
Total Acres 0.24					Land Total	115,280

Acpt Land	115,300	Accepted Bldg	0	Total	115,300
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WISCASSET
 Name: WISCASSET, INHABITANTS OF

Valuation Report

09/13/2022

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Map/Lot: R07A-019

Account: 2195 Card: 1 of 1

Location: 34 WESTERLY WAY

Neighborhood MASON LANDING

Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #19 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	75,000.00	75,000	50%	Restrictio	37,500
0.10	Acres-HS Size Adj	7,500.00	750	100%		750
Total Acres 0.10					Land Total	38,250

Acpt Land	38,300	Accepted Bldg	0	Total	38,300
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WISCASSET
 Name: WISCASSET, INHABITANTS OF

Valuation Report

09/13/2022

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Map/Lot:

R07A-020

Account: 2196 Card: 1 of 1

Location:

32 WESTERLY WAY

Neighborhood MASON LANDING

Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #20 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	220,000	220,000	50%	Restrictio	110,000
0.17	Acres-Shallow WF Size Adj	22,000.00	3,740	100%		3,740
Total Acres 0.17					Land Total	113,740

Acpt Land	113,700	Accepted Bldg	0	Total	113,700
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WISCASSET
 Name: WISCASSET, INHABITANTS OF

Valuation Report

09/13/2022

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Map/Lot: R07A-021

Account: 2201 Card: 1 of 1

Location: 30 WESTERLY WAY

Neighborhood MASON LANDING

Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #21 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	220,000	220,000	50%	Restrictio	110,000
0.17	Acres-Shallow WF Size Adj	22,000.00	3,740	100%		3,740
Total Acres 0.17					Land Total	113,740

Acpt Land	113,700	Accepted Bldg	0	Total	113,700
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WISCASSET
 Name: WISCASSET, INHABITANTS OF

Valuation Report

09/13/2022

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Map/Lot:

R07A-022

Account: 2203 Card: 1 of 1

Location:

28 WESTERLY WAY

Neighborhood MASON LANDING

Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #22 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	220,000	220,000	50%	Restrictio	110,000
0.15	Acres-Shallow WF Size Adj	22,000.00	3,300	100%		3,300
Total Acres 0.15					Land Total	113,300

Acpt Land	113,300	Accepted Bldg	0	Total	113,300
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Valuation Report

Account: 2205 Card: 1 of 1

Location: 26 WESTERLY WAY

Neighborhood MASON LANDING

Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #23 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	220,000	220,000	50%	Restrictio	110,000
0.17	Acres-Shallow WF Size Adj	22,000.00	3,740	100%		3,740
Total Acres 0.17					Land Total	113,740

Acpt Land	113,700	Accepted Bldg	0	Total	113,700
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WISCASSET
 Name: WISCASSET, INHABITANTS OF

Valuation Report

09/13/2022

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Map/Lot: R07A-024

Account: 2206 Card: 1 of 1

Location: 24 WESTERLY WAY

Neighborhood MASON LANDING

Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #24 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	220,000	220,000	50%	Restrictio	110,000
0.18	Acres-Shallow WF Size Adj	22,000.00	3,960	100%		3,960
Total Acres 0.18					Land Total	113,960

Acpt Land	114,000	Accepted Bldg	0	Total	114,000
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Valuation Report

Account: 2218 Card: 1 of 1

Location: 22 WESTERLY WAY

Neighborhood	MASON LANDING	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 04/01/2012
Topography	Level	Sale Price 0
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #25 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Waterfront	220,000	220,000	50%	Restrictio	110,000	
0.14	Acres-Shallow WF Size Adj	22,000.00	3,080	100%		3,080	
Total Acres 0.14					Land Total	113,080	
Acpt Land		113,100	Accepted Bldg		0	Total	
						113,100	

WISCASSET
 Name: WISCASSET, INHABITANTS OF

Valuation Report

09/13/2022

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Map/Lot:

R07A-026

Account: 2230 Card: 1 of 1

Location:

20 WESTERLY WAY

Neighborhood MASON LANDING

Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #26 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	220,000	220,000	50%	Restrictio	110,000
0.22	Acres-Shallow WF Size Adj	22,000.00	4,840	100%		4,840
Total Acres 0.22					Land Total	114,840

Acpt Land	114,800	Accepted Bldg	0	Total	114,800
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Valuation Report

Account: 2238 Card: 1 of 1

Location: 19 WESTERLY WAY

Neighborhood MASON LANDING

Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #27 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	75,000.00	75,000	50%	Restrictio	37,500
0.21	Acres-HS Size Adj	7,500.00	1,575	100%		1,575
Total Acres 0.21					Land Total	39,075

Acpt Land	39,100	Accepted Bldg	0	Total	39,100
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Valuation Report

Map/Lot:

R07A-028

Account: 2239 Card: 1 of 1

Location:

17 WESTERLY WAY

Neighborhood MASON LANDING

Sale Data	
Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B3208P0307
 Reference 2 LOT #28 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	75,000.00	75,000	50%	Restrictio	37,500
0.09	Acres-HS Size Adj	7,500.00	675	100%		675
Total Acres 0.09					Land Total	38,175

Acpt Land	38,200	Accepted Bldg	0	Total	38,200
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Valuation Report

Account: 2240 Card: 1 of 1

Location: 15 WESTERLY WAY

Neighborhood MASON LANDING

Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #29 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	75,000.00	75,000	50%	Restrictio	37,500
0.12	Acres-HS Size Adj	7,500.00	900	100%		900
Total Acres 0.12				Land Total		38,400
Acpt Land		38,400	Accepted Bldg		0	Total
						38,400

Valuation Report

Neighborhood MASON LANDING

Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #30 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	75,000.00	75,000	50%	Restrictio	37,500
0.12	Acres-HS Size Adj	7,500.00	900	100%		900
Total Acres 0.12					Land Total	38,400

Acpt Land	38,400	Accepted Bldg	0	Total	38,400
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Valuation Report

Account: 2376 Card: 1 of 1

Location: 11 WESTERLY WAY

Neighborhood	MASON LANDING	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 04/01/2012
Topography	Level	Sale Price 0
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #31 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	75,000.00	75,000	50%	Restrictio	37,500
0.13	Acres-HS Size Adj	7,500.00	975	100%		975
Total Acres 0.13					Land Total	38,475
Acpt Land		38,500	Accepted Bldg		0	Total
						38,500

WISCASSET
 Name: WISCASSET, INHABITANTS OF

Valuation Report

09/13/2022

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Map/Lot:

R07A-032-A

Account: 2377 Card: 1 of 1

Location:

9 WESTERLY WAY

Neighborhood MASON LANDING

Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #32A POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	75,000.00	75,000	50%	Restrictio	37,500
0.10	Acres-HS Size Adj	7,500.00	750	100%		750
Total Acres 0.10					Land Total	38,250

Acpt Land	38,300	Accepted Bldg	0	Total	38,300
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WISCASSET
 Name: WISCASSET, INHABITANTS OF

Valuation Report

09/13/2022

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Map/Lot:

R07A-032-B

Account: 2378 Card: 1 of 1

Location:

7 WESTERLY WAY

Neighborhood MASON LANDING

Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT 32B POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	75,000.00	75,000	50%	Restrictio	37,500
0.21	Acres-HS Size Adj	7,500.00	1,575	100%		1,575
Total Acres 0.21					Land Total	39,075

Acpt Land	39,100	Accepted Bldg	0	Total	39,100
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Valuation Report

Account: 2379 Card: 1 of 1

Location: 1 WESTERLY WAY

Neighborhood MASON LANDING

Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #33 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	75,000.00	75,000	50%	Restrictio	37,500
0.08	Acres-HS Size Adj	7,500.00	600	100%		600
Total Acres 0.08					Land Total	38,100

Acpt Land	38,100	Accepted Bldg	0	Total	38,100
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Valuation Report

Account: 2380 Card: 1 of 1

Location: 3 WESTERLY WAY

Neighborhood	MASON LANDING	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 04/01/2012
Topography	Level	Sale Price 0
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #34 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	75,000.00	75,000	50%	Restrictio	37,500	
0.08	Acres-HS Size Adj	7,500.00	600	100%		600	
Total Acres 0.08					Land Total	38,100	
Acpt Land		38,100	Accepted Bldg		0	Total	38,100

Valuation Report

Map/Lot:

R07A-035

Account: 2381 Card: 1 of 1

Location:

5 WESTERLY WAY

Neighborhood MASON LANDING

Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #35 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	75,000.00	75,000	50%	Restrictio	37,500	
0.20	Acres-HS Size Adj	7,500.00	1,500	100%		1,500	
Total Acres 0.20					Land Total	39,000	
Acpt Land		39,000	Accepted Bldg		0	Total	39,000

Valuation Report

Account: 2382 Card: 1 of 1

Location: 100 POINT EAST DRIVE

Neighborhood	MASON LANDING			Sale Data
Zoning/Use	SHORE RESIDENTIA			Sale Date 04/01/2012
Topography	Level			Sale Price 0
Utilities	NoWater/NoSewer			Sale Type Land Only
Street	Paved			Financing Unknown
				Verified Public Record
				Validity Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #36 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	75,000.00	75,000	50%	Restrictio	37,500	
0.11	Acres-HS Size Adj	7,500.00	825	100%		825	
Total Acres 0.11					Land Total	38,325	
Acpt Land		38,300	Accepted Bldg		0	Total	
						38,300	

Valuation Report

Account: 2383 Card: 1 of 1

Location: 2 SOUTH POINT DRIVE

Neighborhood	MASON LANDING	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 04/01/2012
Topography	Level	Sale Price 0
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #37 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	75,000.00	75,000	50%	Restrictio	37,500	
0.08	Acres-HS Size Adj	7,500.00	600	100%		600	
Total Acres 0.08					Land Total	38,100	
Acpt Land		38,100	Accepted Bldg		0	Total	38,100

Valuation Report

Account: 2384 Card: 1 of 1

Location: 4 SOUTH POINT DRIVE

Neighborhood MASON LANDING

Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #38 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	75,000.00	75,000	50%	Restrictio	37,500
0.10	Acres-HS Size Adj	7,500.00	750	100%		750
Total Acres 0.10					Land Total	38,250

Acpt Land	38,300	Accepted Bldg	0	Total	38,300
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WISCASSET
 Name: WISCASSET, INHABITANTS OF

Valuation Report

09/13/2022

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Map/Lot: R07A-039

Account: 2385 Card: 1 of 1

Location: 6 SOUTH POINT DRIVE

Neighborhood	MASON LANDING	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 04/01/2012
Topography	Level	Sale Price 0
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #39 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	75,000.00	75,000	50%	Restrictio	37,500	
0.10	Acres-HS Size Adj	7,500.00	750	100%		750	
Total Acres 0.10					Land Total	38,250	
Acpt Land		38,300	Accepted Bldg		0	Total	38,300

Valuation Report

Account: 2386 Card: 1 of 1

Location: 8 SOUTH POINT DRIVE

Neighborhood MASON LANDING

Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #40 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	75,000.00	75,000	50%	Restrictio	37,500	
0.12	Acres-HS Size Adj	7,500.00	900	100%		900	
Total Acres 0.12					Land Total	38,400	
Acpt Land		38,400	Accepted Bldg		0	Total	38,400

Valuation Report

Account: 2387 Card: 1 of 1

Location: 10 SOUTH POINT DRIVE

Neighborhood MASON LANDING

Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #41 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	75,000.00	75,000	50%	Restrictio	37,500
0.11	Acres-HS Size Adj	7,500.00	825	100%		825
Total Acres 0.11					Land Total	38,325

Acpt Land	38,300	Accepted Bldg	0	Total	38,300
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Valuation Report

Account: 2388 Card: 1 of 1

Location: 1 MASON STATION LAND

Neighborhood	MASON LANDING			Sale Data
Zoning/Use	SHORE RESIDENTIA			Sale Date 04/01/2012
Topography	Level			Sale Price 0
Utilities	NoWater/NoSewer			Sale Type Land Only
Street	Paved			Financing Unknown
				Verified Public Record
				Validity Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #42 POINT EAST VILLAGE PLAN
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	75,000.00	75,000	50%	Restrictio	37,500	
0.09	Acres-HS Size Adj	7,500.00	675	100%		675	
Total Acres 0.09					Land Total	38,175	
Acpt Land		38,200	Accepted Bldg		0	Total	38,200

Valuation Report

Account: 2389 Card: 1 of 1

Location: 3 MASON STATION LAND

Neighborhood	MASON LANDING	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 04/01/2012
Topography	Level	Sale Price 0
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #43 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	75,000.00	75,000	50%	Restrictio	37,500	
0.09	Acres-HS Size Adj	7,500.00	675	100%		675	
Total Acres 0.09					Land Total	38,175	
Acpt Land		38,200	Accepted Bldg		0	Total	38,200

Valuation Report

Account: 2070 Card: 1 of 1

Location: 5 MASON STATION LAND

Neighborhood	MASON LANDING	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 04/01/2012
Topography	Level	Sale Price 0
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #44 POINT EAST MARITME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	75,000.00	75,000	50%	Restrictio	37,500	
0.08	Acres-HS Size Adj	7,500.00	600	100%		600	
Total Acres 0.08					Land Total	38,100	
Acpt Land		38,100	Accepted Bldg		0	Total	38,100

Valuation Report

Account: 2390 Card: 1 of 1

Location: 7 MASON STATION LAND

Neighborhood	MASON LANDING	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 04/01/2012
Topography	Level	Sale Price 0
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #45 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	75,000.00	75,000	50%	Restrictio	37,500	
0.08	Acres-HS Size Adj	7,500.00	600	100%		600	
Total Acres 0.08					Land Total	38,100	
Acpt Land		38,100	Accepted Bldg		0	Total	38,100

Valuation Report

Account: 2391 Card: 1 of 1

Location: 9 MASON STATION LAND

Neighborhood	MASON LANDING	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 04/01/2012
Topography	Level	Sale Price 0
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #46 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	75,000.00	75,000	50%	Restrictio	37,500
0.08	Acres-HS Size Adj	7,500.00	600	100%		600
Total Acres 0.08					Land Total	38,100
Acpt Land		38,100	Accepted Bldg		0	Total
						38,100

Valuation Report

Account: 2392 Card: 1 of 1

Location: 11 MASON STATION LAND

Neighborhood	MASON LANDING			Sale Data
Zoning/Use	SHORE RESIDENTIA		Sale Date	04/01/2012
Topography	Level		Sale Price	0
Utilities	NoWater/NoSewer		Sale Type	Land Only
Street	Paved		Financing	Unknown
			Verified	Public Record
			Validity	Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #47 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	75,000.00	75,000	50%	Restrictio	37,500
0.09	Acres-HS Size Adj	7,500.00	675	100%		675
Total Acres 0.09					Land Total	38,175
Acpt Land		38,200	Accepted Bldg		0	Total
						38,200

Valuation Report

Account: 2393 Card: 1 of 1

Location: 13 MASON STATION LAND

Neighborhood	MASON LANDING	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 04/01/2012
Topography	Level	Sale Price 0
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #48 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	75,000.00	75,000	50%	Restrictio	37,500	
0.10	Acres-HS Size Adj	7,500.00	750	100%		750	
Total Acres 0.10					Land Total	38,250	
Acpt Land		38,300	Accepted Bldg		0	Total	38,300

Valuation Report

Account: 2394 Card: 1 of 1

Location: 15 MASON STATION LAND

Neighborhood	MASON LANDING		Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date	04/01/2012
Topography	Level	Sale Price	0
Utilities	NoWater/NoSewer	Sale Type	Land Only
Street	Paved	Financing	Unknown
		Verified	Public Record
		Validity	Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #49 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	75,000.00	75,000	50%	Restrictio	37,500	
0.09	Acres-HS Size Adj	7,500.00	675	100%		675	
Total Acres 0.09					Land Total	38,175	
Acpt Land		38,200	Accepted Bldg		0	Total	38,200

Valuation Report

Account: 2395 Card: 1 of 1

Location: 17 MASON STATION LAND

Neighborhood	MASON LANDING	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 04/01/2012
Topography	Level	Sale Price 0
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #50 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	75,000.00	75,000	50%	Restrictio	37,500	
0.06	Acres-HS Size Adj	7,500.00	450	100%		450	
Total Acres 0.06				Land Total		37,950	
Acpt Land		38,000	Accepted Bldg		0	Total	38,000

Valuation Report

Account: 2396 Card: 1 of 1

Location: 20 MASON STATION LAND

Neighborhood	MASON LANDING	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 04/01/2012
Topography	Level	Sale Price 0
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #51 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	75,000.00	75,000	50%	Restrictio	37,500	
0.08	Acres-HS Size Adj	7,500.00	600	100%		600	
Total Acres 0.08					Land Total	38,100	
Acpt Land		38,100	Accepted Bldg		0	Total	38,100

Valuation Report

Account: 2397 Card: 1 of 1

Location: 18 MASON STATION LAND

Neighborhood	MASON LANDING			Sale Data
Zoning/Use	SHORE RESIDENTIA			Sale Date 04/01/2012
Topography	Level			Sale Price 0
Utilities	NoWater/NoSewer			Sale Type Land Only
Street	Paved			Financing Unknown
				Verified Public Record
				Validity Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #52 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	75,000.00	75,000	50%	Restrictio	37,500	
0.08	Acres-HS Size Adj	7,500.00	600	100%		600	
Total Acres 0.08					Land Total	38,100	
Acpt Land		38,100	Accepted Bldg		0	Total	38,100

Valuation Report

Account: 2398 Card: 1 of 1

Location: 16 MASON STATION LAND

Neighborhood	MASON LANDING	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 04/01/2012
Topography	Level	Sale Price 0
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #53 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	75,000.00	75,000	50%	Restrictio	37,500	
0.08	Acres-HS Size Adj	7,500.00	600	100%		600	
Total Acres 0.08					Land Total	38,100	
Acpt Land		38,100	Accepted Bldg		0	Total	38,100

Valuation Report

Account: 2399 Card: 1 of 1

Location: 14 MASON STATION LAND

Neighborhood	MASON LANDING	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 04/01/2012
Topography	Level	Sale Price 0
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #54 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	75,000.00	75,000	50%	Restrictio	37,500	
0.08	Acres-HS Size Adj	7,500.00	600	100%		600	
Total Acres 0.08					Land Total	38,100	
Acpt Land		38,100	Accepted Bldg		0	Total	38,100

Valuation Report

Account: 2400 Card: 1 of 1

Location: 12 MASON STATION LAND

Neighborhood	MASON LANDING	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 04/01/2012
Topography	Level	Sale Price 0
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #55 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	75,000.00	75,000	50%	Restrictio	37,500	
0.07	Acres-HS Size Adj	7,500.00	525	100%		525	
Total Acres 0.07				Land Total		38,025	
Acpt Land		38,000	Accepted Bldg		0	Total	38,000

Valuation Report

Account: 2401 Card: 1 of 1

Location: 10 MASON STATION LAND

Neighborhood	MASON LANDING	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 04/01/2012
Topography	Level	Sale Price 0
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #56 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	75,000.00	75,000	50%	Restrictio	37,500	
0.07	Acres-HS Size Adj	7,500.00	525	100%		525	
Total Acres 0.07					Land Total	38,025	
Acpt Land		38,000	Accepted Bldg		0	Total 38,000	

Valuation Report

Account: 2402 Card: 1 of 1

Location: 8 MASON STATION LAND

Neighborhood	MASON LANDING	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 04/01/2012
Topography	Level	Sale Price 0
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #57 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	75,000.00	75,000	50%	Restrictio	37,500	
0.06	Acres-HS Size Adj	7,500.00	450	100%		450	
Total Acres 0.06					Land Total	37,950	
Acpt Land		38,000	Accepted Bldg		0	Total	38,000

Valuation Report

Account: 2403 Card: 1 of 1

Location: 6 MASON STATION LAND

Neighborhood	MASON LANDING			Sale Data
Zoning/Use	SHORE RESIDENTIA			Sale Date 04/01/2012
Topography	Level			Sale Price 0
Utilities	NoWater/NoSewer			Sale Type Land Only
Street	Paved			Financing Unknown
				Verified Public Record
				Validity Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #58 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	75,000.00	75,000	50%	Restrictio	37,500	
0.07	Acres-HS Size Adj	7,500.00	525	100%		525	
Total Acres 0.07					Land Total	38,025	
Acpt Land		38,000	Accepted Bldg		0	Total	
						38,000	

Valuation Report

Account: 2404 Card: 1 of 1

Location: 4 MASON STATION LAND

Neighborhood	MASON LANDING	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 04/01/2012
Topography	Level	Sale Price 0
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #59 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	75,000.00	75,000	50%	Restrictio	37,500
0.08	Acres-HS Size Adj	7,500.00	600	100%		600
Total Acres 0.08				Land Total		38,100
Acpt Land		38,100	Accepted Bldg		0	Total 38,100

Valuation Report

Account: 2405 Card: 1 of 1

Location: 2 MASON STATION LAND

Neighborhood	MASON LANDING	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 04/01/2012
Topography	Level	Sale Price 0
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #60 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	75,000.00	75,000	50%	Restrictio	37,500	
0.10	Acres-HS Size Adj	7,500.00	750	100%		750	
Total Acres 0.10					Land Total	38,250	
Acpt Land		38,300	Accepted Bldg		0	Total	38,300

WISCASSET
 Name: WISCASSET, INHABITANTS OF

Valuation Report

09/13/2022

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Map/Lot:

R07A-061

Account: 2406 Card: 1 of 1

Location:

21 WESTERLY WAY

Neighborhood MASON LANDING

Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #61 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	75,000.00	75,000	50%	Restrictio	37,500
0.07	Acres-HS Size Adj	7,500.00	525	100%		525
Total Acres 0.07					Land Total	38,025

Acpt Land	38,000	Accepted Bldg	0	Total	38,000
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WISCASSET
 Name: WISCASSET, INHABITANTS OF

Valuation Report

09/13/2022

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Map/Lot:

R07A-062

Account: 2407 Card: 1 of 1

Location:

23 WESTERLY WAY

Neighborhood MASON LANDING

Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #62 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	75,000.00	75,000	50%	Restrictio	37,500
0.07	Acres-HS Size Adj	7,500.00	525	100%		525
Total Acres 0.07				Land Total		38,025
Acpt Land		38,000	Accepted Bldg		0	Total
						38,000

WISCASSET
 Name: WISCASSET, INHABITANTS OF

Valuation Report

09/13/2022

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Map/Lot:

R07A-063

Account: 2408 Card: 1 of 1

Location:

25 WESTERLY WAY

Neighborhood MASON LANDING

Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #63 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	75,000.00	75,000	50%	Restrictio	37,500
0.07	Acres-HS Size Adj	7,500.00	525	100%		525
Total Acres 0.07				Land Total		38,025
Acpt Land		38,000	Accepted Bldg		0	Total
						38,000

Valuation Report

Account: 2409 Card: 1 of 1

Location: 27 WESTERLY WAY

Neighborhood	MASON LANDING	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 04/01/2012
Topography	Level	Sale Price 0
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #64 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	75,000.00	75,000	50%	Restrictio	37,500
0.07	Acres-HS Size Adj	7,500.00	525	100%		525
Total Acres 0.07				Land Total		38,025
Acpt Land		38,000	Accepted Bldg		0	Total
						38,000

WISCASSET
 Name: WISCASSET, INHABITANTS OF

Valuation Report

09/13/2022

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Map/Lot:

R07A-065

Account: 2410 Card: 1 of 1

Location:

29 WESTERLY WAY

Neighborhood MASON LANDING

Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #65 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	75,000.00	75,000	50%	Restrictio	37,500
0.07	Acres-HS Size Adj	7,500.00	525	100%		525
Total Acres 0.07					Land Total	38,025

Acpt Land	38,000	Accepted Bldg	0	Total	38,000
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Valuation Report

Neighborhood MASON LANDING

Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #66 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	75,000.00	75,000	50%	Restrictio	37,500
0.09	Acres-HS Size Adj	7,500.00	675	100%		675
Total Acres 0.09					Land Total	38,175

Acpt Land	38,200	Accepted Bldg	0	Total	38,200
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WISCASSET
 Name: WISCASSET, INHABITANTS OF

Valuation Report

09/13/2022

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Map/Lot: R07A-067

Account: 2412 Card: 1 of 1

Location: 1 NORTH POINT ROAD

Neighborhood	MASON LANDING	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 04/01/2012
Topography	Level	Sale Price 0
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #67 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	75,000.00	75,000	50%	Restrictio	37,500	
0.19	Acres-HS Size Adj	7,500.00	1,425	100%		1,425	
Total Acres 0.19					Land Total	38,925	
Acpt Land		38,900	Accepted Bldg		0	Total	38,900

Valuation Report

Account: 2413 Card: 1 of 1

Location: 3 NORTH POINT ROAD

Neighborhood	MASON LANDING	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 04/01/2012
Topography	Level	Sale Price 0
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #68 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	75,000.00	75,000	50%	Restrictio	37,500	
0.19	Acres-HS Size Adj	7,500.00	1,425	100%		1,425	
Total Acres 0.19					Land Total	38,925	
Acpt Land		38,900	Accepted Bldg		0	Total	38,900

Valuation Report

Account: 2414 Card: 1 of 1

Location: 7 NORTH POINT ROAD

Neighborhood	MASON LANDING	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 04/01/2012
Topography	Level	Sale Price 0
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #69 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	75,000.00	75,000	50%	Restrictio	37,500	
0.23	Acres-HS Size Adj	7,500.00	1,725	100%		1,725	
Total Acres 0.23				Land Total		39,225	
Acpt Land		39,200	Accepted Bldg		0	Total	39,200

Valuation Report

Account: 2415 Card: 1 of 1

Location: 11 NORTH POINT ROAD

Neighborhood	MASON LANDING	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 04/01/2012
Topography	Level	Sale Price 0
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #70 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	75,000.00	75,000	50%	Restrictio	37,500	
0.25	Acres-HS Size Adj	7,500.00	1,875	100%		1,875	
Total Acres 0.25					Land Total	39,375	
Acpt Land		39,400	Accepted Bldg		0	Total	39,400

Valuation Report

Account: 2416 Card: 1 of 1

Location: 13 NORTH POINT ROAD

Neighborhood	MASON LANDING	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 04/01/2012
Topography	Level	Sale Price 0
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #71 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	75,000.00	75,000	50%	Restrictio	37,500	
0.16	Acres-HS Size Adj	7,500.00	1,200	100%		1,200	
Total Acres 0.16					Land Total	38,700	
Acpt Land		38,700	Accepted Bldg		0	Total	38,700

WISCASSET
 Name: WISCASSET, INHABITANTS OF

Valuation Report

09/13/2022

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Map/Lot: R07A-072

Account: 2071 Card: 1 of 1

Location: 16 NORTH POINT ROAD

Neighborhood	MASON LANDING	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 04/01/2013
Topography	Level	Sale Price 0
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #72 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Waterfront Deep	275,000	275,000	25%	Restrictio	68,750	
0.73	Acres-Deep WF Size Adj	27,500.00	20,075	100%		20,075	
Total Acres 0.73					Land Total	88,825	
Acpt Land		88,800	Accepted Bldg		0	Total	88,800

WISCASSET
 Name: WISCASSET, INHABITANTS OF

Valuation Report

09/13/2022

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Map/Lot: R07A-073

Account: 2417 Card: 1 of 1

Location: 14 NORTH POINT ROAD

Neighborhood	MASON LANDING	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 04/01/2017
Topography	Level	Sale Price 0
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Other Source
		Validity Foreclosure

Reference 1 B3208P0307
 Reference 2 LOT #73 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Waterfront Deep	275,000	275,000	25%	Restrictio	68,750	
0.19	Acres-Deep WF Size Adj	27,500.00	5,225	100%		5,225	
Total Acres 0.19					Land Total	73,975	
Acpt Land		74,000	Accepted Bldg		0	Total	74,000

Valuation Report

Account: 2418 Card: 1 of 1

Location: 12 NORTH POINT ROAD

Neighborhood	MASON LANDING	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 04/01/2017
Topography	Level	Sale Price 0
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Other Source
		Validity Foreclosure

Reference 1 B3208P0307
 Reference 2 LOT #74 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	275,000	275,000	25%	Restrictio	68,750
0.23	Acres-Deep WF Size Adj	27,500.00	6,325	100%		6,325
Total Acres 0.23				Land Total		75,075
Acpt Land		75,100	Accepted Bldg		0	Total 75,100

WISCASSET
 Name: WISCASSET, INHABITANTS OF

Valuation Report

09/13/2022

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Map/Lot: R07A-075

Account: 2419 Card: 1 of 1

Location: 10 NORTH POINT ROAD

Neighborhood	MASON LANDING			Sale Data
Zoning/Use	SHORE RESIDENTIA			Sale Date 04/01/2017
Topography	Level			Sale Price 0
Utilities	NoWater/NoSewer			Sale Type Land Only
Street	Paved			Financing Cash Sale
				Verified Other Source
				Validity Foreclosure

Reference 1 B3208P0307
 Reference 2 LOT #75 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Waterfront Deep	275,000	275,000	25%	Restrictio	68,750	
0.18	Acres-Deep WF Size Adj	27,500.00	4,950	100%		4,950	
Total Acres 0.18					Land Total	73,700	
Acpt Land		73,700	Accepted Bldg		0	Total	
						73,700	

Valuation Report

Account: 2420 Card: 1 of 1

Location: 8 NORTH POINT ROAD

Neighborhood	MASON LANDING			Sale Data
Zoning/Use	SHORE RESIDENTIA			Sale Date 04/01/2017
Topography	Level			Sale Price 0
Utilities	NoWater/NoSewer			Sale Type Land Only
Street	Paved			Financing Unknown
				Verified Other Source
				Validity Foreclosure

Reference 1 B3208P0307
 Reference 2 LOT #76 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	275,000	275,000	25%	Restrictio	68,750
0.23	Acres-Deep WF Size Adj	27,500.00	6,325	100%		6,325
Total Acres 0.23					Land Total	75,075
Acpt Land		75,100	Accepted Bldg		0	Total
						75,100

WISCASSET
 Name: WISCASSET, INHABITANTS OF

Valuation Report

09/13/2022

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Map/Lot: R07A-077

Account: 2421 Card: 1 of 1

Location: 6 NORTH POINT ROAD

Neighborhood MASON LANDING

Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #77 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	275,000	275,000	50%	Restrictio	137,500
0.29	Acres-Deep WF Size Adj	27,500.00	7,975	100%		7,975
Total Acres 0.29					Land Total	145,475

Acpt Land	145,500	Accepted Bldg	0	Total	145,500
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Valuation Report

Account: 2422 Card: 1 of 1

Location: 4 NORTH POINT ROAD

Neighborhood MASON LANDING

Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	04/01/2017
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Other Source
Validity	Foreclosure

Reference 1 B3208P0307
 Reference 2 LOT #78 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	275,000	275,000	40%	Restrictio	110,000
0.50	Acres-Deep WF Size Adj	27,500.00	13,750	100%		13,750
Total Acres 0.50					Land Total	123,750

Acpt Land	123,800	Accepted Bldg	0	Total	123,800
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Valuation Report

Account: 2423 Card: 1 of 1

Location: 2 NORTH POINT ROAD

Neighborhood MASON LANDING

Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1 B3208P0307
 Reference 2 LOT #79 POINT EAST MARITIME VILLAGE
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	275,000	275,000	50%	Restrictio	137,500
0.30	Acres-Deep WF Size Adj	27,500.00	8,250	100%		8,250
Total Acres 0.30					Land Total	145,750

Acpt Land	145,800	Accepted Bldg	0	Total	145,800
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Neighborhood	MASON LANDING	Sale Data
Zoning/Use	MARINE OVERLAY DISTRICT	Sale Date 12/12/2003
Topography	Level	Sale Price 3,900,000
Utilities	Public WaterPublic Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Buyer
		Validity Partial Interest

Reference 1 B3208P0307 (12/03)
 Reference 2 LOT #81-OFFICE SPACE, PARKING &
 Tran/Land/Bldg 9 3 13
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 111

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	95,000.00	95,000	100%		95,000
1.00	Acres-Deep WF Size Adj	27,500.00	27,500	100%		27,500
7.30	Acres-Commercial Prime	104,500	762,850	75%		572,138
Total Acres 8.30					Land Total	694,638

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
WAREHOUSE MS....	1900	2925	C 100	141,394	Avq.	65%	50%	100%	45,953	
WAREHOUSE MS....	1900	1584	C 100	76,571	Avq.	65%	50%	100%	24,886	
OFFICE MASONRY..	1900	1440	C 100	98,496	Avq.	65%	100%	100%	64,022	
WAREHOUSE MS....	1900	4000	C 100	193,360	Avq.	65%	50%	100%	62,842	
UTILITY BLDG....	1900	192	D 100	14,207	Fair	42%	100%	100%	5,967	
UTILITY BLDG....	1900	96	D 100	9,254	Fair	42%	100%	100%	3,887	
Frame Shed	1900	240	D 100	1,263	Fair	42%	100%	100%	530	
WAREHOUSE MS....	1900	66736	C 100	3,226,018	Fair	42%	100%	100%	1,354,928	
Outbuilding Total									1,563,015	
Acpt Land		694,600	Accepted Bldg		1,563,000		Total		2,257,600	

Valuation Report

Account: 2425 Card: 1 of 1

Location: 11 POINT EAST DRIVE

Neighborhood MASON LANDING

Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1 B3208P0307
 Reference 2 PIER ONE CONDO UNIT (5 LEVELS)
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	220,000	220,000	50%	Restrictio	110,000
0.28	Acres-Shallow WF Size Adj	22,000.00	6,160	100%		6,160
Total Acres 0.28					Land Total	116,160

Acpt Land	116,200	Accepted Bldg	0	Total	116,200
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Valuation Report

Account: 2426 Card: 1 of 1

Location: 21 POINT EAST DRIVE

Neighborhood	MASON LANDING	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 04/01/2012
Topography	Level	Sale Price 0
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Exempt Property

Reference 1 B3208P0307
 Reference 2 PIER TWO CONDO UNIT (6 LEVELS)
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	220,000	220,000	50%	Restrictio	110,000
1.00	Acres-Shallow WF Size Adj	22,000.00	22,000	100%		22,000
0.09	Acres-Waterfront Rear	13,000.00	1,170	100%		1,170
Total Acres 1.09					Land Total	133,170
Accpt Land			133,200	Accepted Bldg		0
					Total	133,200

Valuation Report

Account: 2427 Card: 1 of 1

Location: 31 POINT EAST DRIVE

Neighborhood MASON LANDING
 Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 04/01/2012
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Exempt Property

Reference 1 B3208P0307
 Reference 2 PIER THREE CONDO UNITS (6 LEVELS)
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	220,000	220,000	50%	Restrictio	110,000
1.00	Acres-HS Size Adj	7,500.00	7,500	100%		7,500
0.30	Acres-Waterfront Rear	13,000.00	3,900	100%		3,900
Total Acres 1.30					Land Total	121,400
Accpt Land		121,400	Accepted Bldg		0	Total
						121,400

Valuation Report

Account: 2428 Card: 1 of 1

Location: 41 POINT EAST DRIVE

Neighborhood	MASON LANDING	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 04/01/2012
Topography	Level	Sale Price 0
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Exempt Property

Reference 1 B3208P0307
 Reference 2 PIER FOUR CONDO UNIT (6 LEVELS)
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 111

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	220,000	220,000	50%	Restrictio	110,000
1.00	Acres-Shallow WF Size Adj	22,000.00	22,000	100%		22,000
0.86	Acres-Waterfront Rear	13,000.00	11,180	100%		11,180
Land Total						143,180

Outbuildings/Additions/Improvements							Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func Econ	Rcnld
Low cost "B"Storage	1			----	SOUND	VALUE	----	42,200
Outbuilding Total							42,200	
Acpt Land		143,200	Accepted Bldg		42,200	Total		185,400

WISCASSET
 Name: SPRAGUE, KEVIN A
 SPRAGUE, SUSAN I

Valuation Report

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Account: 1063 Card: 1 of 1

Map/Lot: R08-001
 Location: 26 ORCHARD WAY

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	SHORE RES PROTEC RU	Sale Date 08/01/2020
Topography	Level	Sale Price 83,200
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B2165P0229
 Reference 2 R-08-001/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
34.00	R 20+-Rear 20+	500.00	17,000	100%		17,000
Total Acres 55.00			Land Total			80,000

Dwelling Description				Replacement Cost New	
Log	One & 3/4 Story	468 Sqft	Grade B 95	Base	75,981
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	3,896
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	10	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,964
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-127
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Typical		84,714
1996	0	TYPICAL	TYPICAL	Average			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		88%	100%	100%	74,548

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good		Value Rcnld
							Func	Econ	
Open Frame Porch	1996	204	B 95	4,763	Avq.	88%	100%	100%	4,191
Frame Garage	1996	576	B 95	18,019	Avq.	88%	100%	100%	15,857
1 Story/BASEMENT	1996	192	B 95	15,541	Avq.	88%	100%	100%	13,676
FA/1FR	1996	224	B 95	18,964	Avq.	88%	100%	100%	16,688
Unfin Basement	1996	224	B 95	978	Avq.	88%	100%	100%	861
1 Story/BASEMENT	2008	828	B 100	70,549	Avq.	92%	100%	100%	64,905
FA/1FR	2008	480	B 100	42,774	Avq.	92%	100%	100%	39,352
Unfin Basement	2008	480	B 100	2,208	Avq.	92%	100%	100%	2,031
Wood Deck	2009	120	C 100	1,374	Avq.	92%	100%	100%	1,264
2,825 SFLA							Outbuilding Total		158,825

Acpt Land	80,000	Accepted Bldg	233,400	Total	313,400
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Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B1556P0314
Reference 2 R-08-001/01 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.01	Acres-Rear Land 1-10	2,000.00	20	100%		20
Total Acres 1.01					Land Total	33,020

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 105	Base	94,324
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1152 Sqft, Grade C	Basement Gar	None	Fin Bsmt	53,865
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,578
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	1999	TYPICAL	TYPICAL	Average	Typical	151,767
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	79%	100%	100%	119,896	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1999	648	C 100	48,010	Avq.	88%	100%	100%	42,249
Wood Deck	1975	48	C 100	640	Avq.	76%	100%	100%	486
3/4S AD/GAR.....	1999	896	C 100	49,068	Avq.	88%	100%	100%	43,180
Wood Deck	2002	96	C 100	1,129	Avq.	90%	100%	100%	1,016
Wood Deck	2002	432	C 100	4,556	Avq.	90%	100%	100%	4,100
Wood Deck	2002	48	C 100	640	Avq.	90%	100%	100%	576
Wood Deck	2002	200	C 100	2,190	Avq.	90%	100%	100%	1,971
Wood Deck	1975	56	C 105	757	Avq.	79%	100%	100%	598
1,608 SFLA						Outbuilding Total			94,176

Acpt Land

33,000

Accepted Bldg

214,100

Total

247,100

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 03/31/2017
Topography	Level	Sale Price 0
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Distressed Sale

Reference 1	B4298P0204
Reference 2	R-08-001/02 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.50	Acres-Rear Land 1-10	2,000.00	1,000	100%		1,000
Total Acres 1.50			Land Total			34,000

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,196 Sqft	Grade C 100	Base	111,916
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1978	2004	TYPICAL	TYPICAL	Very Good	Typical	117,596			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	92%	100%	100%	108,188				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1978	92	C 100	5,774	Avq.	78%	100%	100%	4,504
Wood Deck	2003	250	C 100	2,700	Avq.	90%	100%	100%	2,430
1.50 ST GARAGE..	2004	896	C 100	51,899	Avq.	91%	100%	100%	47,228
Wood Deck	2014	64	C 100	803	Avq.	92%	100%	100%	739
1,288 SFLA	Outbuilding Total								54,901
Acpt Land		34,000	Accepted Bldg		163,100	Total		197,100	

WISCASSET
 Name: DECK, ERVIN C
 DECK, ELLEN T

Valuation Report

09/13/2022

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Map/Lot:

R08-001-003

Account: 1066 Card: 1 of 1

Location:

477 OLD BATH ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/01/1996
 Sale Price 165,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B2158P0124
 Reference 2 R-08-001/03 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
2.60	Acres-Rear Land 1-10	2,000.00	5,200	100%		5,200
Total Acres 3.60						Land Total 38,200

Dwelling Description

Replacement Cost New

Colonial	One & 3/4 Story	1,088 Sqft	Grade B 100	Base	181,409
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	544 Sqft, Grade D	Basement Gar	None	Fin Bsmt	20,833
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,532
Attic	Full Finished			Attic	14,743
FirePlaces	1			Fireplace	5,871
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	GOOD	GOOD	Average	Typical	229,388
Functional Obsolescence						Value(Rcnld)
None						190,392

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1 Story/BASEMENT	1985	36	B 100	3,067	Avq.	81%	100%	100%	2,484
Encl Frame Porch	1985	96	B 100	4,019	Avq.	81%	100%	100%	3,255
Wood Deck	1985	328	B 100	4,020	Avq.	81%	100%	100%	3,256
1.50 ST GARAGE..	1985	672	C 100	39,768	Avq.	81%	100%	100%	32,212
Frame Shed	1985	132	C 100	808	Avq.	81%	100%	100%	654
Encl Frame Porch	2001	320	B 100	12,429	Avq.	89%	100%	100%	11,062
Frame Shed	2006	80	C 100	490	Avq.	92%	100%	100%	451
Frame Shed	2005	80	C 100	490	Avq.	91%	100%	100%	446
Frame Shed	1985	15	B 100	106	Avq.	83%	100%	100%	88
1,940 SFLA									Outbuilding Total 53,908

Acpt Land 38,200 **Accepted Bldg** 244,300 **Total** 282,500

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 10/24/2003
Topography	Level	Sale Price 128,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B3180P0278 (10/03)		
Reference 2	R-08-001/05 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	11 0 0	Land Schedule	108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.31	Acres-Rear Land 1-10	2,000.00	620	100%		620
Total Acres 1.31			Land Total			33,620

Dwelling Description				Replacement Cost New	
Ranch	One Story	936 Sqft	Grade C 100	Base	87,586
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	0	TYPICAL	TYPICAL	Average	Typical	87,586			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		79%	100% 100%	69,193			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1975	96	C 100	1,129	Avg.	79%	100%	100%	892
936 SFLA						Outbuilding Total			892

Acpt Land	33,600	Accepted Bldg	70,100	Total	103,700
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Name: WEHRLE, PAUL F

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WEHRLE, GINGER P

Map/Lot:

R08-001-A

Account: 1068 Card: 1 of 1

Location:

34 GORHAM ROAD

Neighborhood SOUTHWEST

Zoning/Use SHORE RES PROTEC RES
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 09/01/1999
 Sale Price 195,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B2500P0209
 Reference 2 R-08-001/A0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
4.00	Acres-Rear Land 1-10	2,000.00	8,000	100%		8,000
Total Acres 5.00					Land Total	41,000

Dwelling Description

Replacement Cost New

Colonial	Two Story	1,152 Sqft	Grade B 100	Base	211,950
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,532
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,871
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1990	0	GOOD	GOOD	Average	Typical	224,353				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	85%	100%	100%	190,700					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Wood Deck	1990	320	B 100	3,926	Avq.	85%	100%	100%	3,337	
Wood Deck	1990	48	B 100	736	Avq.	85%	100%	100%	626	
Wood Deck	1990	35	B 100	583	Avq.	85%	100%	100%	496	
2,304 SFLA									4,459	
Outbuilding Total									4,459	
Acpt Land		41,000		Accepted Bldg		195,200		Total		236,200

Name: PEARCE, DARREN L J/T

PEARCE, SARAH S

Map/Lot:

R08-001-A1

Account: 2204 Card: 1 of 1

Location:

40 GORHAM ROAD

Neighborhood SOUTHWEST

Sale Data

Zoning/Use SHORE RES PROTEC RES
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Date 07/12/2002
Sale Price 144,919
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3142P0197 (09/03)

Reference 2 R-08-001/A1

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) 50 0 0 Land Schedule 108

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Price/Unit, Grade, Replacement Cost New, Value. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Summary table for Dwelling Condition with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Values include 2002, 0, TYPICAL, TYPICAL, Average, Typical, 146,028.

Table for Outbuildings/Additions/Improvements with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Wood Deck, Frame Shed, and 1,764 SFLA.

Acpt Land

51,000

Accepted Bldg

139,700

Total

190,700

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B0979P0271
 Reference 2 R-08-001/BO 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.24	Acres-Rear Land 1-10	2,000.00	480	100%		480
Total Acres 1.24					Land Total	33,480

Dwelling Description

Replacement Cost New

Ranch	One Story	1,120 Sqft	Grade C 100	Base	104,804
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-3,181
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,105
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1974	0	TYPICAL	TYPICAL	Average	Typical	106,728	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		79%	100%	100%	84,315

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1974	192	C 100	2,108	Avg.	79%	100%	100%	1,665
1,120 SFLA									1,665
Outbuilding Total									1,665

Acpt Land

33,500

Accepted Bldg

86,000 **Total**

119,500

Name: RINKER, HENRY G

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MORISSETTE, LINDA M

Map/Lot:

R08-001-C

Account: 1070 Card: 1 of 1

Location:

24 GORHAM ROAD

Neighborhood: SOUTHWEST

Zoning/Use: RESIDENTIAL
Topography: Rolling
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B1260P0067
Reference 2: R-08-001/CO 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 0 50 0 Land Schedule 108

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Colonial, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1984, 0, TYPICAL, TYPICAL, Average, Typical, 147,904.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 83%, 100%, 100%, 122,760.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include 1 Story/BASEMENT, Wood Deck, Frame Shed, Encl Frame Porch, Frame Garage, Open Frame Porch, 2,112 SFLA.

Accept Land 35,000 Accepted Bldg 175,400 Total 210,400

WISCASSET

Valuation Report

09/13/2022

Name: FARRIN, KEVIN J JR

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FARRIN, DIANE H

Map/Lot:

R08-001-D

Account: 1072 Card: 1 of 1

Location:

20 SKILLIN LANE

Neighborhood SOUTHWEST

Zoning/Use RURAL
Topography Rolling
Utilities Public WaterSeptic System
Street Paved

Sale Data
Sale Date 06/18/2018
Sale Price 25,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3115P0253 (08/03)
Reference 2 R-08-001/D 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 108

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Percent Good (Func, Econ), Value Rcnld. Includes Frame Garage and Outbuilding Total.

Acpt Land 31,600 Accepted Bldg 12,800 Total 44,400

Name: SPRAGUE, KEVIN A

Page 1512

SPRAGUE, SUSAN I

Map/Lot:

R08-001-E

Account: 1073 Card: 1 of 1

Location: 499 OLD BATH ROAD

Neighborhood: SOUTHWEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 08/10/2020
Sale Price: 0
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Related Parties

Reference 1: B2165P0229
Reference 2: R-08-001/E0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 108

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes sub-table for Outbuildings/Additions/Improvements.

Acpt Land 33,100 Accepted Bldg 84,700 Total 117,800

Valuation Report

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RURAL	Sale Date 07/17/2015
Topography	Level	Sale Price 170,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B3617P0024
Reference 2	R-08-001/F0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.61	Acres-Rear Land 1-10	2,000.00	1,220	100%		1,220
Total Acres 1.61						Land Total 34,220

Dwelling Description				Replacement Cost New	
Log	One & 1/2 Story	572 Sqft	Grade B 105	Base	97,686
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	TYPICAL	TYPICAL	Good	Typical	97,686
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		95%	100%	100%
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
ONE STORY FRAME	1996	312	B 105	23,644	Good	22,462
Frame Shed	2005	80	E 100	363	Avq-	294
1,170 SFLA						
Outbuilding Total						22,756

Acpt Land	34,200	Accepted Bldg	115,600	Total	149,800
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WISCASSET
 Name: DICUS, CHRISTOPHER L
 AYER-DICUS, ELLEN J
 Account: 2260 Card: 1 of 1

Valuation Report

09/13/2022
 Page 1514
 R08-001-G
 24 SKILLIN LANE

Map/Lot:
 Location:

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	SHORE RES PROTEC RU	Sale Date 08/09/2019
Topography	Level	Sale Price 133,800
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3661P0310
 Reference 2 R-8-001/G
 Tran/Land/Bldg 9 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	95%		28,500
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
Total Acres 1.00						Land Total 31,500

Dwelling Description				Replacement Cost New		
Double Wide	One Story	1,232 Sqft	Grade D 100	Base		70,818
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Slab	Basement	None	Basement		-11,284
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		2,931
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-1,505
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	60,960
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		91%	100% 100%	55,474

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2003	576	C 100	16,493	Avq.	90%	100%	100%	14,844
Wood Deck	2005	230	C 100	2,496	Avq.	91%	100%	100%	2,271
Natatorium	2007	591	C 100	35,685	Avq.	92%	100%	100%	32,830
1,232 SFLA									
Outbuilding Total									49,945

Acpt Land 31,500 **Accepted Bldg** 105,400 **Total** 136,900

WISCASSET
 Name: WEEKS, FLOYSTON

Valuation Report

09/13/2022

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Map/Lot:

R08-003

Account: 1075 Card: 1 of 1

Location:

M.C.R.R.

Neighborhood SOUTHWEST

Zoning/Use RURAL
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	04/14/2018
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B1861P0144
 Reference 2 R-08-003/00 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
13.00	R 20+-Rear 20+	500.00	6,500	100%		6,500
5.00	R 20+-Rear 20+	500.00	2,500	25%		625
Total Acres 38.00					Land Total	37,125

Acpt Land	37,100	Accepted Bldg	0	Total	37,100
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Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	SHORE RES PROTEC RU	Sale Date
Topography	Rolling	Sale Price
Utilities	NoWater/NoSewerNoWater/NoSewer	Sale Type
Street	Paved	Financing
		Verified
		Validity

Reference 1	B3455P225		
Reference 2	R-8-4		
Tran/Land/Bldg	1	7	15
FARM LAND	0	OPEN SPACE	0
Exemption(s)	11	0	0
		Land Schedule	109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	105,000	105,000	100%		105,000
1.00	Acres-Shallow WF Size Adj	10,500.00	10,500	100%		10,500
10.00	Acres-Waterfront Rear	13,000.00	130,000	100%		130,000
10.00	Acres-Waterfront Rear	13,000.00	130,000	100%		130,000
179.00	Acres-Waterfront Rear	13,000.00	2,327,000	100%		2,327,000
Total Acres 200.00					Land Total	2,702,500

Acpt Land	2,702,500	Accepted Bldg	0	Total	2,702,500
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Valuation Report

Account: 1999 Card: 1 of 1

Map/Lot: R08-004-A
 Location: READY POINT ROAD

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 10/03/2006
Topography	Level	Sale Price 49,999
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3752P0178
 Reference 2 R-8-4/A SD PLAN 02/14/2005
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	33,000.00	33,000	130%	Neighborho	42,900	
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300	
0.91	Acres-Rear Land 1-10	2,000.00	1,820	100%		1,820	
Total Acres 1.91					Land Total	48,020	
Accpt Land		48,000	Accepted Bldg		0	Total	48,000

WISCASSET
Name: MAINE YANKEE ATOMIC ENERGY

Valuation Report

09/13/2022

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Map/Lot: R08-005

Account: 2140 Card: 1 of 1

Location: 321 OLD FERRY ROAD

Neighborhood SOUTHEAST

Zoning/Use SHORE RESIDENTIA
Topography Level
Utilities All Public
Street Paved

Reference 1 BAILEY POINT/ISFSI
Reference 2 R-8-5
Tran/Land/Bldg 1 3 13
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 109

Land	7,405,000	Bldg Override	21,956,000	Total	29,361,000
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Neighborhood SOUTHEAST

Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 ADDITION TO EXHIBIT A
 Reference 2 R08-005
 Tran/Land/Bldg 0 3 13
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
STORAGE VAULT MY	2006			----	SOUND	VALUE	----		18,012
SEC.GATE & EQUIP	2006			----	SOUND	VALUE	----		45,310
LOCKER & KITCHEN	2009			----	SOUND	VALUE	----		78,144
2000 GENIE AERIAL	2000			----	SOUND	VALUE	----		0
DELTA LIFT GATE	2013			----	SOUND	VALUE	----		25,757
MONITORING SYSTEM	2013			----	SOUND	VALUE	----		5,500
SECURITY CAMERA	2013			----	SOUND	VALUE	----		33,330
NUISANCE FENCE	2013			----	SOUND	VALUE	----		27,500
MY STORAGE	2014			----	SOUND	VALUE	----		155,007
CAS MONITOR	2014			----	SOUND	VALUE	----		0
Outbuilding Total									388,560
Acpt Land		0	Accepted Bldg		388,600	Total			388,600

Valuation Report

Account: 2541 Card: 2 of 5

Location: 321 OLD FERRY ROAD

Neighborhood SOUTHEAST
 Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 ADDITION TO EXHIBIT A
 Reference 2 R08-005
 Tran/Land/Bldg 0 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
ENGINEER & DESIGN	2014			----	SOUND	VALUE	----		54,651
PAVING.....	2015			----	SOUND	VALUE	----		74,089
RETAINING WALL	2015			----	SOUND	VALUE	----		354
CONTAINER	2015			----	SOUND	VALUE	----		1,988
ST.BLDG GUTTERS	2015			----	SOUND	VALUE	----		1,088
AWNINGS	2015			----	SOUND	VALUE	----		2,057
GUNROOM BUILDOUT	2015			----	SOUND	VALUE	----		11,913
ST.BLDG GUTTERS	2016			----	SOUND	VALUE	----		33,859
IFSI SECURITY OPS	2016			----	SOUND	VALUE	----		492,665
PDO TRAC RITE DOOR	2017			----	SOUND	VALUE	----		941
Outbuilding Total									673,605
Acpt Land			0	Accepted Bldg			673,600	Total	673,600

Neighborhood SOUTHEAST

Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 ADDITION TO EXHIBIT A
 Reference 2 R08-005
 Tran/Land/Bldg 0 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
ISFSI FUEL CASK	2016			----	SOUND	VALUE	----		3,212
ISFSI INLET VENT	2017			----	SOUND	VALUE	----		25,950
ISFSI MOD VCC VENT	2018			----	SOUND	VALUE	----		23,440
ISFSI FORTRESS	2018			----	SOUND	VALUE	----		4,710
CONDUIT BOX AND	2018			----	SOUND	VALUE	----		7,857
UNINTERRUPTIBLE	2018			----	SOUND	VALUE	----		39,964
STANDARD	2019			----	SOUND	VALUE	----		50,818
Outbuilding Total									155,951
Acpt Land			0	Accepted Bldg			156,000	Total	156,000

Account: 2541 Card: 4 of 5

Location: 321 OLD FERRY ROAD

Neighborhood SOUTHEAST
 Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities All Public
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Building Gtchse	2020			----	SOUND	VALUE	----		50,571
Building Lumber &	2020			----	SOUND	VALUE	----		13,350
Building Heat Pump &	2020			----	SOUND	VALUE	----		23,073
6' Privacy Fence	2020			----	SOUND	VALUE	----		3,852
ISFSI NEW CARPETS	2020			----	SOUND	VALUE	----		2,668
ISFSI INSTALL	2020			----	SOUND	VALUE	----		1,161
FLOOR&BATH	2020			----	SOUND	VALUE	----		3,956
VCC PAD SEALING	2021			----	SOUND	VALUE	----		957
DEISEL GENERATOR	2022			----	SOUND	VALUE	----		2,475
Outbuilding Total									102,063
Acpt Land		0	Accepted Bldg		102,100	Total			102,100

Account: 2541 Card: 5 of 5

Location: 321 OLD FERRY ROAD

Neighborhood SOUTHEAST

Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 ADDITION TO EXHIBIT A
 Reference 2 R08-005
 Tran/Land/Bldg 0 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
VCCS MISC	2022			----	SOUND	VALUE	----		4,023
BUILDING ICAM	2022			----	SOUND	VALUE	----		151,375
Outbuilding Total									155,398
Acpt Land			0	Accepted Bldg			155,400	Total	155,400

Valuation Report

Map/Lot:

R08-005

Account: 2541

Location:

321 OLD FERRY ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	0	388,600	388,600	0	388,600	388,600
2	0	673,600	673,600	0	673,600	673,600
3	0	156,000	156,000	0	156,000	156,000
4	0	102,100	102,100	0	102,100	102,100
5	0	155,400	155,400	0	155,400	155,400
TOTAL	0	1,475,700	1,475,700	0	1,475,700	1,475,700

WISCASSET
 Name: WISCASSET, INHABITANTS OF

Valuation Report

09/13/2022

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Map/Lot:

R08-005-A

Account: 1965 Card: 1 of 1

Location:

OLD FERRY ROAD

Neighborhood SOUTHEAST
 Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	04/01/2013
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1 B3339P011
 Reference 2 R-08-5-A LOT #1 MAINE YANKEE PLAN
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	275,000	275,000	100%		275,000
1.00	Acres-Deep WF Size Adj	27,500.00	27,500	100%		27,500
2.00	Acres-Waterfront Rear	13,000.00	26,000	100%		26,000
Total Acres 3.00					Land Total	328,500

Accpt Land	328,500	Accepted Bldg	0	Total	328,500
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WISCASSET
 Name: CRONK, DAVID L

Valuation Report

09/13/2022

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Map/Lot:

R08-005-B

Account: 2003 Card: 1 of 1

Location:

READY POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use SHORE RES PROTEC RU
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	12/18/2015
Sale Price	80,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1 B3339P0011 (08/04)
 Reference 2 R-8-5B LOT #3 MAINE YANKEE PLAN
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	105,000	105,000	100%		105,000
1.00	Acres-Shallow WF Size Adj	10,500.00	10,500	100%		10,500
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
51.00	R 20+-Rear 20+	500.00	25,500	100%		25,500
Total Acres 72.00					Land Total	171,000

Acpt Land	171,000	Accepted Bldg	0	Total	171,000
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Valuation Report

Map/Lot: R08-006

Account: 1960 Card: 1 of 1

Location: OLD FERRY ROAD

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	INDUSTRIAL-OLD FERRY RD	Sale Date 04/01/2013
Topography	Level	Sale Price 0
Utilities	All Public	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Exempt Property

Reference 1 B3339P0011 B3600P0100 (08/04,01/05)
 Reference 2 R-8-6 LOT #2 MAINE YANKEE PLAN
 Tran/Land/Bldg 1 3 13
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Industrial	40,000.00	40,000	100%		40,000
1.00	Acres-Industrial Size Adj	5,000.00	5,000	100%		5,000
10.00	Acres-Industrial 1-20	4,500.00	45,000	100%		45,000
286.55	Acres-Industrial 20+	2,000.00	573,100	100%		573,100
Total Acres 297.55					Land Total	663,100

Acpt Land	663,100	Accepted Bldg	0	Total	663,100
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Map/Lot:

R08-006-001

Account: 1966 Card: 1 of 1

Location:

1 TWIN RIVERS DRIVE

Neighborhood SOUTHEAST
 Zoning/Use INDUSTRIAL-OLD FERRY RD
 Topography Rolling
 Utilities Public WaterPublic Sewer
 Street Paved

Sale Data
 Sale Date 05/15/2009
 Sale Price 450,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4144P0119
 Reference 2 R-8-6/1
 Tran/Land/Bldg 0 3 13
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Industrial	40,000.00	40,000	100%		40,000
1.00	Acres-Industrial Size Adj	5,000.00	5,000	100%		5,000
1.81	Acres-Industrial 1-20	4,500.00	8,145	100%		8,145
Total Acres 2.81						53,145

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
UTILITY BLDG....	2009	7200	AA105	711,218	Avq.	92%	100%	100%	654,321	
PAVING.....	2009	10000	C 100	20,000	Avq.	92%	100%	100%	18,400	
SINGLE LIGHT....	2009	5	C 100	7,200	Avq.	92%	100%	100%	6,624	
SPRINKLERS/00...	2009	7200	C 100	72,001	Avq.	92%	100%	100%	66,241	
SLAB.....	2009	7200	AA105	29,295	Avq.	92%	100%	100%	26,951	
Outbuilding Total									772,537	
Acpt Land		53,100	Accepted Bldg		772,500	Total		825,600		

Neighborhood SOUTHEAST

 Zoning/Use INDUSTRIAL-OLD FERRY RD
 Topography Rolling
 Utilities Public WaterPublic Sewer
 Street Paved

Reference 1 B4772P0208
 Reference 2 R-8-6/2
 Tran/Land/Bldg 0 3 13
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Industrial	40,000.00	40,000	100%		40,000	
1.00	Acres-Industrial Size Adj	5,000.00	5,000	100%		5,000	
6.00	Acres-Industrial Prime	45,000.00	270,000	100%		270,000	
6.96	Acres-Industrial 1-20	4,500.00	31,320	100%		31,320	
Total Acres 13.96						Land Total	346,320

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
MAN STEEL.....	2005	34440	B 95	987,933	Avq+	96%	100%	100%	948,416
OFFICE MEZZ	2005	4760	B 95	224,652	Avq.	91%	100%	100%	204,433
COV LOAD DOCK...	2005	90	B 95	1,973	Avq.	91%	100%	100%	1,795
COV LOAD DOCK...	2005	90	B 95	1,973	Avq.	91%	100%	100%	1,795
COV LOAD DOCK...	2005	90	B 95	1,973	Avq.	91%	100%	100%	1,795
COV LOAD DOCK...	2005	90	B 95	1,973	Avq.	91%	100%	100%	1,795
CONCRETE PLATFRM	2005	81	B 95	501	Avq.	91%	100%	100%	456
CONCRETE PLATFRM	2005	120	B 95	743	Avq.	91%	100%	100%	676
MEZZANINE.....	2005	740	B 95	11,439	Avq.	91%	100%	100%	10,409
Outbuilding Total									1,173,365

Acpt Land	346,300	Accepted Bldg	1,173,400	Total	1,519,700
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WISCASSET
 Name: 11 TWINRIVERS, LLC

Valuation Report

09/13/2022

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Account: 1967 Card: 2 of 3

Map/Lot: R08-006-002
 Location: 11 TWIN RIVERS DRIVE

Neighborhood SOUTHEAST
 Zoning/Use INDUSTRIAL-OLD FERRY RD
 Topography Rolling
 Utilities Public WaterPublic Sewer
 Street Paved

Reference 1
 Reference 2 R-8-6/2
 Tran/Land/Bldg 0 3 13
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
MEZZANINE.....	2005	740	B 100	12,042	Ava+	96%	100%	100%	11,560
PAVING.....	2005	37000	C 100	74,000	Ava.	91%	50%	100%	33,670
SPRINKLERS/00...	2005	39200	B 100	450,801	Ava+	96%	50%	100%	216,384
MEZZANINE.....	2005	17220	B 100	280,212	Ava+	96%	100%	100%	269,004
MEZZANINE.....	2005	400	B 100	6,509	Ava+	96%	100%	100%	6,249
MEZZANINE.....	2005	400	B 100	6,509	Ava+	96%	100%	100%	6,249
Frame Shed	2012	120	B 100	844	Ava+	97%	100%	100%	819
Outbuilding Total								543,935	
Accpt Land			0	Accepted Bldg		543,900	Total		543,900

WISCASSET
 Name: 11 TWINRIVERS, LLC

Valuation Report

09/13/2022

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Map/Lot:

R08-006-002

Account: 1967 Card: 3 of 3

Location:

11 TWIN RIVERS DRIVE

Neighborhood SOUTHEAST
 Zoning/Use INDUSTRIAL-OLD FERRY RD
 Topography Rolling
 Utilities Public WaterPublic Sewer
 Street Paved

Reference 1
 Reference 2 R-8-6/2
 Tran/Land/Bldg 0 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Ave "S" Laboratory	2014	28792	C 100	7,195.697	Ava.	92%	100%	100%	6,620,041
OFFICE MEZZ	2014	5160	B 95	243.531	Ava.	92%	100%	100%	224,049
MEZZANINE.....	2014	3563	B 95	55.080	Ava.	92%	100%	100%	50,674
SPRINKLERS/00...	2014	33532	B 95	366.338	Ava.	92%	50%	100%	168,516
CONCRETE PLATFRM	2014	1137	B 95	7.043	Ava.	92%	100%	100%	6,480
PAVING.....	2014	20462	C 100	40.924	Ava.	92%	100%	100%	37,650
Outbuilding Total									7,107,410
Acpt Land			0	Accepted Bldg		7,107,400	Total		7,107,400

WISCASSET
Name: 11 TWINRIVERS, LLC

Valuation Report

09/13/2022

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Map/Lot:

R08-006-002

Account: 1967

Location:

11 TWIN RIVERS DRIVE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	346,300	1,173,400	1,519,700	346,300	1,173,400	1,519,700
2	0	543,900	543,900	0	543,900	543,900
3	0	7,107,400	7,107,400	0	7,107,400	7,107,400
TOTAL	346,300	8,824,700	9,171,000	346,300	8,824,700	9,171,000

WISCASSET
 Name: FERRY ROAD DEVELOPMENT CO., LLC

Valuation Report

09/13/2022

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Map/Lot:

R08-006-003

Account: 1968 Card: 1 of 1

Location:

TWIN RIVERS DRIVE

Neighborhood SOUTHEAST
 Zoning/Use INDUSTRIAL-OLD FERRY RD
 Topography Rolling
 Utilities Public WaterPublic Sewer
 Street Paved

Reference 1 B3339P0011 (08/04)
 Reference 2 R-8-6/3
 Tran/Land/Bldg 0 3 13
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Industrial	40,000.00	40,000	100%		40,000
1.00	Acres-Industrial Size Adj	5,000.00	5,000	100%		5,000
0.69	Acres-Industrial 1-20	4,500.00	3,105	100%		3,105
Total Acres 1.69					Land Total	48,105
Accpt Land			48,100		Accepted Bldg	0
						Total
						48,100

WISCASSET
 Name: FERRY ROAD DEVELOPMENT CO., LLC

Valuation Report

09/13/2022

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Account: 1969 Card: 1 of 1

Map/Lot:
 Location:

R08-006-004
 TWIN RIVERS DRIVE

Neighborhood SOUTHEAST
 Zoning/Use INDUSTRIAL-OLD FERRY RD
 Topography Rolling
 Utilities Public WaterPublic Sewer
 Street Paved

Reference 1 B3339P001 (08/04)
 Reference 2 R-8-6/4
 Tran/Land/Bldg 0 3 13
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Industrial	40,000.00	40,000	100%		40,000
1.00	Acres-Industrial Size Adj	5,000.00	5,000	100%		5,000
2.19	Acres-Industrial 1-20	4,500.00	9,855	100%		9,855
Total Acres 3.19					Land Total	54,855
Accpt Land			54,900	Accepted Bldg		0
						Total
						54,900

PARKING LOT

Map/Lot:

R08-006-A

Account: 2029 Card: 1 of 1

Location:

OLD FERRY ROAD

Neighborhood SOUTHEAST
 Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	04/19/2005
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1 B3468P0291 (04/05)
 Reference 2 R-8-6-A
 Tran/Land/Bldg 0 3 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	275,000	275,000	100%		275,000
1.00	Acres-Deep WF Size Adj	27,500.00	27,500	100%		27,500
0.10	Acres-Waterfront Rear	13,000.00	1,300	100%		1,300
Total Acres 1.10					Land Total	303,800

Accpt Land	303,800	Accepted Bldg	0	Total	303,800
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Valuation Report

Map/Lot:

R08-006-B

Account: 2666 Card: 1 of 1

Location:

OLD FERRY ROAD

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	INDUSTRIAL-OLD FERRY RD	Sale Date
Topography	Rolling	Sale Price
Utilities		Sale Type
Street	Paved	Financing
		Verified
		Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Industrial	40,000.00	40,000	100%		40,000	
1.00	Acres-Industrial Size Adj	5,000.00	5,000	100%		5,000	
20.00	Acres-Industrial 1-20	4,500.00	90,000	100%		90,000	
8.45	Acres-Industrial 20+	2,000.00	16,900	100%		16,900	
Total Acres 29.45					Land Total	151,900	
Accpt Land		151,900	Accepted Bldg		0	Total	151,900

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellPublic Sewer
Street Paved

Reference 1 B0855P0279
Reference 2 R-08-007/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 25 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
4.00	Acres-Rear Land 1-10	2,000.00	8,000	100%		8,000
Total Acres 5.00					Land Total	44,300

Dwelling Description

Replacement Cost New

Colonial	Two Story	1,092 Sqft	Grade B 95	Base	190,866
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,033
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-3,388
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	TYPICAL	TYPICAL	Fair	Typical	189,511
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		42%	100%	100%
						79,595

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Bay Window	1870	48	B 95	3,291	Fair	42%	100%	100%	1,382
Frame Garage	1870	576	D 100	14,184	Fair	42%	100%	100%	5,957
Wood Deck	2000	224	B 95	2,660	Fair	42%	100%	100%	1,117
Encl Frame Porch	2000	60	B 95	2,535	Fair	42%	100%	100%	1,065
Open Frame Porch	2000	24	B 95	781	Fair	42%	100%	100%	328
2,232 SFLA									9,849

Outbuilding Total 9,849

Acpt Land 44,300 **Accepted Bldg** 89,400 **Total** 133,700

Name: GRANT, JOSEPH L

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GRANT, VONCEAL

Map/Lot:

R08-007-A

Account: 1078 Card: 1 of 1

Location: 540 BIRCH POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellPublic Sewer
Street Paved

Reference 1 B1739P0092
Reference 2 R-08-007/A0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 109

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes sub-table for Outbuildings/Additions/Improvements.

Acpt Land 38,300 Accepted Bldg 171,300 Total 209,600

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 12/06/2019
Topography	Rolling	Sale Price 208,000
Utilities	Drilled WellPublic Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Other Non Valid

Reference 1 B2498P0119
 Reference 2 R-08-008/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
2.00	Acres-Rear Land 11-20	1,000.00	2,000	100%		2,000
Total Acres 13.00						Land Total 58,300

Dwelling Description				Replacement Cost New	
Ranch	One Story	988 Sqft	Grade B 95	Base	101,004
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,578
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition											
Built	Renovated	Kitchens	Baths	Condition	Layout	Total					
1967	0	TYPICAL	TYPICAL	Average	Typical	106,582					
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)						
None	None	76%	100%	100%	81,002						
Outbuildings/Additions/Improvements											
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value	Rcnld	
ONE STORY FRAME	1967	380	B 95	26,055	Avq.	76%	100%	100%	19,802		
Open Frame Porch	1967	190	B 95	4,455	Avq.	76%	100%	100%	3,386		
Open Frame Porch	1967	80	B 95	2,020	Avq.	76%	100%	100%	1,535		
1.75 ST GARAGE..	1967	1134	B 95	86,537	Avq.	76%	100%	100%	65,768		
Canopy	1967	252	D 95	2,134	Poor	35%	100%	100%	747		
1,368 SFLA									91,238		
Acpt Land						58,300	Accepted Bldg		172,200	Total	230,500

Neighborhood SOUTHEAST

Zoning/Use RURAL
 Topography Above Street
 Utilities Drilled WellPublic Sewer
 Street Paved

Reference 1 B1855P0262
 Reference 2 R-08-008/A0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
1.10	Acres-Rear Land 1-10	2,000.00	2,200	100%		2,200
Total Acres 2.10					Land Total	38,500

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,120 Sqft	Grade B 95	Base	158,117
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	3,896
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,241
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	TYPICAL	TYPICAL	Average	Typical	163,254
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		86%	100% 100%	140,398

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Wood Deck	1992	256	B 95	3,016	Avq.	86%	100%	100%	2,594	
Frame Garage	2009	784	C 100	21,232	Avq.	92%	100%	100%	19,533	
Canopy	2009	60	C 100	682	Avq.	92%	100%	100%	627	
Unfinished Attic	2009	784	C 100	3,418	Avq.	92%	100%	100%	3,145	
Frame Shed	2016	200	C 100	1,224	Avq.	92%	100%	100%	1,126	
1,960 SFLA									Outbuilding Total	27,025

Acpt Land 38,500 **Accepted Bldg** 167,400 **Total** 205,900

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 09/01/1995
Topography	Below Street	Sale Price 90,000
Utilities	Drilled WellPublic Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B2091P0028
Reference 2	R-08-009/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.62	Acres-Rear Land 1-10	2,000.00	1,240	100%		1,240
Total Acres 1.62					Land Total	37,540

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,000 Sqft	Grade C 100	Base	95,447
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	3,566
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition											
Built	Renovated	Kitchens	Baths	Condition	Layout	Total					
1975	0	TYPICAL	TYPICAL	Average	Typical	99,013					
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)						
None	None	79%	100%	100%	78,220						
Outbuildings/Additions/Improvements						Value					
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld		
Wood Deck	1975	320	C 100	3,414	Avq.	79%	100%	100%	2,697		
Frame Shed	2000	80	E 100	363	Avq-	79%	100%	100%	287		
Frame Shed	2009	96	E 100	435	Avq-	82%	100%	100%	357		
1,000 SFLA									3,341		
Acpt Land						37,500	Accepted Bldg		81,600	Total	119,100

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 12/12/2011
Topography	Rolling	Sale Price 0
Utilities	Public WaterSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B1598P0099
 Reference 2 R-08-010/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 2 50 0 Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
13.00	Acres-Rear Land 11-20	1,000.00	13,000	100%		13,000
Total Acres 24.00						Land Total 69,300

Dwelling Description				Replacement Cost New	
Cape Cod	One & 3/4 Story	880 Sqft	Grade B 95	Base	126,720
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	45% Forced Warm	Cooling	0% None	Heat	-4,927
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0	Plumbing	0
Baths	1	Half Baths	0	Attic	0
Attic	None			Fireplace	0
FirePlaces	0			Insulation	-2,389
Insulation	Minimal			Unfinished	0
Unfin. Living Area	NONE				

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1800	0	OLD TYPE	Old Type	Fair	Typical	119,404			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		42%	100%	100%	50,150		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1800	216	B 95	1,444	Fair	42%	100%	100%	606
Frame Shed	1800	432	B 95	2,889	Fair	42%	100%	100%	1,213
Frame Shed	1800	132	B 95	883	Fair	42%	100%	100%	371
Frame Shed	1800	80	D 100	421	Poor	25%	100%	100%	105
1 ST BARN.....	1800	1032	C 100	26,027	Poor	25%	100%	100%	6,507
1 ST BARN.....	1800	2640	C 100	62,110	Poor	25%	100%	100%	15,528
1,540 SFLA									24,330

Acpt Land	69,300	Accepted Bldg	74,500	Total	143,800
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Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellPublic Sewer
Street Paved

Sale Data
Sale Date 09/30/2021
Sale Price 289,900
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B1919P0226
Reference 2 R-08-010/A0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.24	Acres-Rear Land 1-10	2,000.00	480	100%		480
Total Acres 1.24					Land Total	36,780

Dwelling Description

Replacement Cost New

Log	One Story	1,628 Sqft	Grade B 95	Base	182,282
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTH	0
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,723
Attic	1/4 Finished			Attic	4,758
FirePlaces	1			Fireplace	5,578
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	TYPICAL	TYPICAL	Average	Typical	196,341
Functional Obsolescence						Value(Rcnld)
None						170,817

Outbuildings/Additions/Improvements		Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Description	Year								
1 Story/BASEMENT	1995	196	B 95	15,865	Avq.	87%	100%	100%	13,803
Encl Frame Porch	1995	200	B 95	7,528	Avq.	87%	100%	100%	6,549
Open Frame Porch	1995	208	B 95	4,852	Avq.	87%	100%	100%	4,221
Wood Deck	1995	98	B 95	1,256	Avq.	87%	100%	100%	1,093
Frame Garage	1995	750	B 95	22,350	Avq.	87%	100%	100%	19,444
Frame Shed	1945	63	D 100	332	Avq-	57%	100%	100%	189
Frame Shed	2005	160	C 100	979	Avq.	91%	100%	100%	891
1,824 SFLA									46,190

Acpt Land	36,800	Accepted Bldg	217,000	Total	253,800
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Name: CRAMER, THOMAS W

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SANCHEZ, RONALD G

Map/Lot:

R08-010-B

Account: 2319 Card: 1 of 1

Location: 523 BIRCH POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL

Topography Rolling

Utilities Public WaterPublic Sewer

Street Paved

Sale Data

Sale Date 11/16/2015

Sale Price 395,000

Sale Type Land & Buildings

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Reference 1 B4368P0197

Reference 2 R08-010-B

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) 50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
8.40	Acres-Rear Land 1-10	2,000.00	16,800	100%		16,800
Total Acres 9.40					Land Total	53,100

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,202 Sqft	Grade B 105	Base	187,556
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	9,602
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Average	Typical	197,158
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		91%	100% 100%	179,414

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2004	240	B 105	6,145	Avq.	91%	100%	100%	5,592
3/4S AD/GAR.....	2004	672	B 105	45,456	Avq.	91%	100%	100%	41,365
Unfin Basement	2004	672	B 105	3,246	Avq.	91%	100%	100%	2,954
Open Frame Porch	2004	280	B 105	7,123	Avq.	91%	100%	100%	6,482
Patio	2004	280	B 105	2,768	Avq.	91%	100%	100%	2,519
Frame Shed	2006	252	C 100	1,542	Avq.	92%	100%	100%	1,419
1 Story/BASEMENT	2004	144	B 105	12,882	Avq.	91%	100%	100%	11,723
Frame Shed	2019	100	C 100	612	Avq.	92%	100%	100%	563
Outbuilding Total									72,617

Acpt Land 53,100 **Accepted Bldg** 252,000 **Total** 305,100

Valuation Report

Map/Lot: R08-011

Account: 1084 Card: 1 of 1

Location: 516 BIRCH POINT ROAD

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 09/24/2013
Topography	Level	Sale Price 0
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B4715P0136
 Reference 2 R-08-011/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
6.00	Acres-Rear Land 1-10	2,000.00	12,000	100%		12,000
Total Acres 7.00			Land Total			48,300

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	720 Sqft	Grade D 100	Base	76,152
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-132
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout			Total		
1935	0	TYPICAL	TYPICAL	Poor	Typical			76,020		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		25%	100%	100%	19,005			
Outbuildings/Additions/Improvements							Percent Good		Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1935	324	D 100	1,705	Poor	25%	100%	100%	426	
Encl Frame Porch	1935	70	D 100	2,276	Poor	25%	100%	100%	569	
2.00 ST BARN....	1935	1440	D 100	73,863	Fair	42%	50%	100%	15,511	
1 ST BARN.....	1935	3116	D 100	62,601	Fair	42%	50%	100%	13,146	
ONE STORY FRAME	1935	170	D 100	9,175	Poor	25%	100%	100%	2,294	
1,250 SFLA										
Outbuilding Total									31,946	
Acpt Land		48,300		Accepted Bldg		51,000		Total	99,300	

Account: 1964 Card: 1 of 1

Map/Lot: R08-012
 Location: BIRCH POINT ROAD

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 04/01/2013
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Exempt Property

Reference 1 BK3339P0011
 Reference 2 R-8-12 LOT#4 MAINE YANKEE PLAN
 Tran/Land/Bldg 0 3 13
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%	Restrictio	3,300
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
17.85	R 20+-Rear 20+	500.00	8,925	100%		8,925
Total Acres 38.85					Land Total	75,225

Acpt Land 75,200 **Accepted Bldg** 0 **Total** 75,200

Name: HUDSON, LILIA P

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HUDSON, MICHAEL L

Map/Lot:

R08-013-001

Account: 1085 Card: 1 of 1

Location: 435 BIRCH POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellPublic Sewer
Street Paved

Sale Data
Sale Date 06/01/1993
Sale Price 100,915
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B1887P0141
Reference 2 R-08-013/01 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 2 50 0 Land Schedule 109

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1993, 0, TYPICAL, TYPICAL, Average, Typical, 175,210.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 86%, 100%, 100%, 150,681.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck, Frame Shed, 1,456 SFLA.

Acpt Land 36,600 Accepted Bldg 152,600 Total 189,200

Valuation Report

Account: 1086 Card: 1 of 1

Location: 425 BIRCH POINT ROAD

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 02/04/2019
Topography	Level	Sale Price 129,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4336P0056
Reference 2 R-08-013/02 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.20	Acres-Rear Land 1-10	2,000.00	400	100%		400
Total Acres 1.20			Land Total			36,700

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	616 Sqft	Grade C 105	Base	79,546
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1910	0	TYPICAL	TYPICAL	Average	Typical	79,546			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		65%	100%	100%	51,705		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1910	280	C 105	21,782	Avq.	65%	100%	100%	14,158
ONE STORY FRAME	1910	276	C 105	18,188	Avq.	65%	100%	100%	11,822
Encl Frame Porch	1910	78	C 105	3,052	Avq.	65%	100%	100%	1,984
Wood Deck	1910	48	C 105	672	Avq.	65%	100%	100%	437
1,480 SFLA						Outbuilding Total			28,401

Acpt Land 36,700 **Accepted Bldg** 80,100 **Total** 116,800

WISCASSET

Valuation Report

09/13/2022

Name: BAKER, KENNETH J/T

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BAKER, HEATHER K

Map/Lot:

R08-013-003

Account: 1087 Card: 1 of 1

Location: 419 BIRCH POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Below Street
Utilities NoWater/NoSewer
Street Paved

Sale Data
Sale Date 05/03/2002
Sale Price 31,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2849P0219 05/02
Reference 2 R-08-013/03 0000000000
Tran/Land/Bldg 6 1 16
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 109

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value and Acres-HS Size Adj.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Percent Good (Func, Econ), Value Rcnld. Includes Frame Garage entry.

Acpt Land 35,600 Accepted Bldg 54,700 Total 90,300

Name: LOUPE, FRANCIS M JR

LOUPE, ANDREA M

Map/Lot:

R08-014

Account: 1089 Card: 1 of 2

Location: 409 BIRCH POINT ROAD

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Level
 Utilities Public WaterPublic Sewer
 Street Paved

Sale Data
 Sale Date 09/14/2015
 Sale Price 240,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B1212P0186
 Reference 2 R-08-014/01 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
1.69	Acres-Rear Land 1-10	2,000.00	3,380	100%		3,380
Total Acres 2.69						Land Total 39,680

Dwelling Description

Replacement Cost New

Ranch	One Story	1,468 Sqft	Grade B 95	Base	150,075
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1752 Sqft, Grade B	Basement Gar	2 CAR	Fin Bsmt	89,149
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	14	HEARTH			
Bedrooms	7	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	13,652
Attic	Floor & Stairs			Attic	2,733
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	0	TYPICAL	TYPICAL	Above Average	Typical	255,609			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		86%	100%	100%			
Outbuildings/Additions/Improvements						Value(Rcnld)			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1985	240	B 95	19,427	Avq+	86%	100%	100%	16,707
Open Frame Porch	1975	72	B 95	1,843	Avq+	86%	100%	100%	1,585
1.25 ST GARAGE..	1985	840	B 95	38,988	Avq+	86%	100%	100%	33,530
1SFr Overhanq	1975	96	B 95	6,583	Avq+	86%	100%	100%	5,661
Wood Deck	1985	192	B 95	2,303	Avq+	86%	100%	100%	1,981
1,804 SFLA							Outbuilding Total		59,464
Acpt Land		39,700		Accepted Bldg		279,300		Total	319,000

WISCASSET

Valuation Report

09/13/2022

Name: LOUPE, FRANCIS M JR

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LOUPE, ANDREA M

Map/Lot:

R08-014

Account: 1089 Card: 2 of 2

Location:

Neighborhood SOUTHEAST

Zoning/Use RURAL

Topography

Utilities

Street

Sale Data	
Sale Date	09/14/2015
Sale Price	240,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 1 0 0

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Field Price	2017			----	SOUND	VALUE	----		58,400
ONE STORY FRAME	2019	160	D 100	8.636	Avq.	92%	100%	100%	7,945
1,964 SFLA									66,345
Acpt Land		0				66,300	Total		66,300

WISCASSET

Valuation Report

09/13/2022

Name: LOUPE, FRANCIS M JR

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LOUPE, ANDREA M

Map/Lot:

R08-014

Account: 1089

Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	39,700	279,300	319,000	39,700	279,300	319,000
2	0	66,300	66,300	0	66,300	66,300
TOTAL	39,700	345,600	385,300	39,700	345,600	385,300

WISCASSET

Valuation Report

09/13/2022

Name: LEAVITT, WALTER H

Page 1553

LEAVITT, NANCY A

Map/Lot:

R08-014-001

Account: 1088 Card: 1 of 1

Location:

403 BIRCH POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Reference 1 B0686P0262
Reference 2 R-08-014/00 0000000000
Tran/Land/Bldg 9 1 2
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 109

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include 12' Mobile Home, MH ST ADDITION., Wood Deck, Frame Shed, and 636 SFLA.

Acpt Land 36,400 Accepted Bldg 5,600 Total 42,000

Name: SPROUL, AARON D

SPROUL, LORETTA J

Map/Lot:

R08-015

Account: 1090 Card: 1 of 1

Location: 414 BIRCH POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/11/2015
 Sale Price 118,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3879P0281
 Reference 2 R-08-015/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 25 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
3.00	Acres-Rear Land 1-10	2,000.00	6,000	100%		6,000
Total Acres 4.00						Land Total 42,300

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	832 Sqft	Grade C 105	Base	109,588
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,361
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1950	0	TYPICAL	TYPICAL	Average	Typical	114,949			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		69%	100% 100%	79,315			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1950	114	C 105	8,868	Avq.	69%	100%	100%	6,119
Wood Deck	2000	54	C 105	736	Avq.	69%	100%	100%	508
Frame Shed	2008	96	D 95	480	Avq.	92%	100%	100%	442
1,362 SFLA									
Outbuilding Total 7,069									
Acpt Land		42,300		Accepted Bldg		86,400		Total 128,700	

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 01/24/2022
Topography	Level	Sale Price 81,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Distressed Sale

Reference 1 B0664P0068
 Reference 2 R-08-016/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.41	Acres-Rear Land 1-10	2,000.00	820	100%		820
Total Acres 1.41			Land Total			37,120

Dwelling Description				Replacement Cost New	
Conventional	One & 1/2 Story	525 Sqft	Grade C 100	Base	64,567
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1940	0	TYPICAL	TYPICAL	Average	Typical	64,567			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		65%	100%	100%	41,969		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1940	252	C 100	18,671	Avg.	65%	100%	100%	12,136
Frame Garage	1940	360	D 100	9,953	Avg-	57%	100%	100%	5,673
Frame Shed	1940	216	D 100	1,137	Fair	42%	100%	100%	478
Frame Shed	1940	192	D 100	1,010	Poor	25%	100%	100%	252
Open Frame Porch	1940	24	C 100	715	Avg.	65%	100%	100%	465
1,040 SFLA						Outbuilding Total		19,004	
Acpt Land		37,100		Accepted Bldg		61,000		Total 98,100	

WISCASSET
Name: WILSON(HEIRS OF), MARCIA

Valuation Report

09/13/2022

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Map/Lot:

R08-016-A

Account: 2757 Card: 1 of 1

Location:

WESTPORT BRIDGE ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level

Utilities

Street

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 109

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	33,000.00	33,000	75%	Access	24,750	
1.00	Acres-HS Size Adi	3,300.00	3,300	100%		3,300	
0.41	Acres-Rear Land 1-10	2,000.00	820	100%		820	
Total Acres 1.41				Land Total		28,870	
Acpt Land		28,900	Accepted Bldg		0	Total	28,900

Neighborhood SOUTHEAST

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B0800P0038
 Reference 2 R-08-017/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
1.81	Acres-Rear Land 1-10	2,000.00	3,620	100%		3,620
Total Acres 2.81					Land Total	39,920

Dwelling Description

Replacement Cost New

Ranch	One Story	640 Sqft	Grade C 95	Base	56,894
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	3	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1945	0	TYPICAL	TYPICAL	Average	Typical	56,894			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		67%	100% 100%	38,119			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Encl Frame Porch	1945	96	C 95	3,320	Avq.	67%	100%	100%	2,224
ONE STORY FRAME	1945	20	C 95	1,192	Avq.	67%	100%	100%	799
Open Frame Porch	1945	20	C 95	602	Avq.	67%	100%	100%	403
Open Frame Porch	1945	20	C 95	602	Avq.	67%	100%	100%	403
660 SFLA									
						Outbuilding Total			3,829

Acpt Land 39,900 **Accepted Bldg** 41,900 **Total** 81,800

Neighborhood SOUTHEAST

Zoning/Use SHORE RESIDENTIA
Topography SteepRolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B2508P0049
Reference 2 R-08-018/00 0000000000
Tran/Land/Bldg 8 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 2 50 0 Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	105,000	105,000	100%		105,000
1.00	Acres-Shallow WF Size Adj	10,500.00	10,500	100%		10,500
7.00	Acres-Waterfront Rear	13,000.00	91,000	100%		91,000
Total Acres 8.00			Land Total			206,500

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,344 Sqft	Grade C 105	Base		132,053
Exterior	COMPOSITION	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Damp Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	5	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,361
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1968	0	TYPICAL	TYPICAL	Below Average	Typical	137,414
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	67%	100%	100%	92,067	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1990	96	C 105	1,185	Avq-	67%	100%	100%	794
1.75 ST BARN....	1975	720	C 100	37,153	Avq-	67%	60%	100%	14,936
Frame Garage	1968	576	C 100	16,493	Avq-	64%	100%	100%	10,556
Frame Shed	1968	80	C 100	490	Avq-	64%	100%	100%	314
Wood Deck	2000	36	C 105	543	Avq-	67%	100%	100%	364
1,344 SFLA						Outbuilding Total			26,964

Acpt Land	206,500	Accepted Bldg	119,000	Total	325,500
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Neighborhood SOUTHEAST

Zoning/Use SHORE RESIDENTIA
Topography Rolling Steep
Utilities Drilled Well Septic System
Street Paved

Reference 1 B0637P0100
Reference 2 R-08-019/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	105,000	105,000	100%		105,000
1.00	Acres-Shallow WF Size Adj	10,500.00	10,500	100%		10,500
1.75	Acres-Waterfront Rear	13,000.00	22,750	100%		22,750
Total Acres 2.75					Land Total	138,250

Dwelling Description

Replacement Cost New

Cape Cod Exterior	One & 1/2 Story	936 Sqft	Grade C 105	Base	120,869
Dwelling Units	COMPOSITION	Masonry Trim	None	Trim	0
	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,578
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,361
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1968	0	TYPICAL	TYPICAL	Average	Typical	129,808
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		76%	100% 100%	98,654

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1968	60	C 105	800	Avq.	76%	100%	100%	608
2S Frame Garage	2011	672	C 100	28,027	Avq.	92%	100%	100%	25,785
1,404 SFLA						Outbuilding Total			26,393

Acpt Land 138,300 **Accepted Bldg** 125,000 **Total** 263,300

WISCASSET

Valuation Report

09/13/2022

Name: LEAVITT, WALTER H J/T

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LEAVITT, NANCY A

Map/Lot:

R08-020

Account: 2159 Card: 1 of 1

Location:

CHEWONKI CREEK

Neighborhood SOUTHEAST

Zoning/Use SHORE STREAM PRO

Topography Swampy

Utilities NoWater/NoSewer

Street No Street

Reference 1 B2969P0177 12/02

Reference 2 R-08-020/00

Tran/Land/Bldg 6 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.50	Acres-Waterfront Rear	13,000.00	32,500	10%		3,250
Total Acres 2.50				Land Total		3,250

Acpt Land	3,300	Accepted Bldg	0	Total	3,300
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Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	SHORE RES PROTEC RU	Sale Date 09/17/2003
Topography	Level	Sale Price 0
Utilities	Drilled WellSeptic System	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B3150P0045 (09/03)
 Reference 2 R-8-21
 Tran/Land/Bldg 1 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
1.01	Acres-Rear Land 1-10	2,000.00	2,020	100%		2,020
Total Acres 2.01					Land Total	35,020

Dwelling Description				Replacement Cost New	
Double Wide	One Story	1,200 Sqft	Grade D 100	Base	68,978
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,991
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,391
Insulation	Minimal			Insulation	-1,465
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Average	Typical	63,844
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		91%	100% 100%	58,098
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Frame Shed	2004	80	E 100	363	Avg-	294
1,200 SFLA						294
Outbuilding Total						294

Acpt Land	35,000	Accepted Bldg	58,400	Total	93,400
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Valuation Report

Account: 2360 Card: 1 of 1

Location: 41 DRAGONFLY LANE

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 03/14/2006
Topography	Rolling	Sale Price 146,300
Utilities	Drilled WellSeptic System	Sale Type Land Only
Street	Private	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3648P0232 (03/06)
 Reference 2 R-8-22
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	75%		101,250
1.00	Acres-Commercial Size Adj	15,000.00	15,000	100%		15,000
13.58	Acres-Rear Land 1-10	2,000.00	27,160	100%		27,160
Total Acres 14.58					Land Total	143,410

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
WAREHOUSE ST....	2009	4480	C 100	196,762	Avq.	92%	100%	100%	181,021	
Outbuilding Total									181,021	
Acpt Land		143,400	Accepted Bldg		181,000	Total		324,400		

WISCASSET
 Name: JEWELL, DAVID E

Valuation Report

09/13/2022

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Map/Lot:

R08-022A

Account: 2638 Card: 1 of 1

Location:

DRAGONFLY LANE

Neighborhood U.S. RTE 1
 Zoning/Use COMMERCIAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B3648P0232 (03/06)
 Reference 2 R-8-22
 Tran/Land/Bldg 1 1 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000	
1.00	Acres-HS Size Adj	5,000.00	5,000	100%		5,000	
0.37	Acres-Rear Land 1-10	2,000.00	740	100%		740	
Total Acres 1.37					Land Total	50,740	
Accpt Land		50,700	Accepted Bldg		0	Total	50,700

Neighborhood SOUTHEAST
 Zoning/Use SHORE RESIDENTIA
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B0772P0026
 Reference 2 R-09-001/00 0000000000
 Tran/Land/Bldg 9 7 16
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 17 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	275,000	275,000	275%		756,250
1.00	Acres-Deep WF Size Adj	27,500.00	27,500	100%		27,500
310.00	Acres-Waterfront Rear	13,000.00	4,030,000	100%		4,030,000
Total Acres 311.00						Land Total 4,813,750

Dwelling Description

Replacement Cost New

Cottage/Camp	One Story	572 Sqft	Grade D 115	Base	50,415
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-2,812
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,012
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1992	0	TYPICAL	TYPICAL	Average	Typical	44,591	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		86%	100%	100%	38,348

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1992	156	D 115	9,683	Avg.	86%	100%	100%	8,327
Wood Deck	1992	24	D 115	391	Avg.	86%	100%	100%	336
728 SFLA									
Outbuilding Total									8,663

Acpt Land	4,813,800	Accepted Bldg	47,000	Total	4,860,800
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Neighborhood SOUTHEAST
 Zoning/Use SHORE RESIDENTIA
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B0772P0026
 Reference 2 R-09-001/00 0000000000
 Tran/Land/Bldg 9 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Dwelling Description				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,080 Sqft	Grade C 100	Base	142,352
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	TYPICAL	TYPICAL	Average	Typical	142,352			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	65%	100%	100%	92,529				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
FA/1FR	1900	874	C 100	67,726	Avq.	65%	100%	100%	44,022
ONE STORY FRAME	1900	240	C 100	15,062	Avq.	65%	100%	100%	9,790
Open Frame Porch	1900	54	C 100	1,323	Avq.	65%	100%	100%	860
ONE STORY FRAME	1900	150	C 100	9,414	Avq.	65%	100%	100%	6,119
FA/1FR	1900	126	C 100	9,764	Avq.	65%	100%	100%	6,347
Frame Shed	1900	350	C 100	2,142	Avq.	65%	100%	100%	1,392
3,680 SFLA						Outbuilding Total			68,530
Accpt Land			0	Accepted Bldg		161,100	Total		161,100

Account: 1095 Card: 3 of 11

Map/Lot: R09-001
 Location: CHEWONKI NECK ROAD

Neighborhood SOUTHEAST
 Zoning/Use SHORE RESIDENTIA
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B0772P0026
 Reference 2 R-09-001/00 0000000000
 Tran/Land/Bldg 9 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Dwelling Description				Replacement Cost New	
Other	One Story	1,020 Sqft	Grade D 100	Base	70,358
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-11,833
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	3	HEARTH			
Bedrooms	0	Add Fixtures	1		
Baths	0	Half Baths	1	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,246
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total		
Built	Renovated	Kitchens	Baths	Condition								
1960	0	TYPICAL	TYPICAL	Below Average						57,279		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %				Value(Rcnld)		
None		None		64%	100%	100%				36,659		
Outbuildings/Additions/Improvements							Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		Rcnld		
ONE STORY FRAME	1960	40	D 100	2,159	Avq-	64%	100%	100%		1,382		
1,060 SFLA										1,382		
Accpt Land							0	Accepted Bldg		38,000	Total	38,000

Neighborhood SOUTHEAST
 Zoning/Use SHORE RESIDENTIA
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B0772P0026
 Reference 2 R-09-001/00 0000000000
 Tran/Land/Bldg 9 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Dwelling Description				Replacement Cost New	
Cottage/Camp	One Story	780 Sqft	Grade D 110	Base	65,759
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-9,954
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	100% None	Heat	-3,929
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,224
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,048
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout			Total	
Built	Renovated	Kitchens	Baths	Condition					
1970	0	TYPICAL	TYPICAL	Average	Typical			47,604	
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None			77%	100%	100%	36,655		
Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1970	80	D 110	2,812	Avq.	77%	100%	100%	2,165
Frame Shed	1970	176	C 100	1,077	Avq.	74%	100%	100%	797
780 SFLA					Outbuilding Total			2,962	
Acpt Land		0	Accepted Bldg		39,600	Total		39,600	

Neighborhood SOUTHEAST
 Zoning/Use SHORE RESIDENTIA
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 Utilities Drilled WellSeptic System
 Street Paved

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 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Dwelling Description				Replacement Cost New		
Cottage/Camp	One Story	864 Sqft	Grade C 100	Base	76,999	
Exterior	OTHER	Masonry Trim	None	Trim	0	
Dwelling Units	1 OTHER Units-0	Roof Cover	Other	Roof	0	
					0	
Foundation	Piers	Basement	None	Basement	-11,655	
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0	
Heating	100% Not Heated	Cooling	100% None	Heat	-4,601	
Rooms	0	HEARTH				
Bedrooms	0	Add Fixtures	0			
Baths	0	Half Baths	0	Plumbing	-3,408	
Attic	None			Attic	0	
FirePlaces	0			Fireplace	0	
Insulation	None	SFLA	769	Insulation	-1,227	
Unfin. Living Area	11%			Unfinished	-2,969	
Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	None	None	Average	53,139
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		None		92%	41%	100%
Acpt Land		0	Accepted Bldg		20,000	Total
						20,000

Neighborhood SOUTHEAST
 Zoning/Use SHORE RESIDENTIA
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

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 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Dwelling Description				Replacement Cost New		
Cottage/Camp	One Story	560 Sqft	Grade D 100	Base	47,212	
Exterior	NOVELTY	Masonry Trim	None	Trim	0	
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0	
					0	
Foundation	Piers	Basement	Dry Full Bmt	Basement	-1,368	
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0	
Heating	100% Not Heated	Cooling	100% None	Heat	-2,565	
Rooms	3	HEARTH				
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing	0	
Attic	None			Attic	0	
FirePlaces	0			Fireplace	0	
Insulation	Full	SFLA	560	Insulation	0	
Unfin. Living Area	NONE			Unfinished	0	
Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Average	Typical	43,279
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. %	Econ. %
None	None			73%	100%	100%
Acpt Land		0	Accepted Bldg	31,600	Total	31,600

Neighborhood SOUTHEAST
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 Utilities Drilled WellSeptic System
 Street Paved

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 Tran/Land/Bldg 9 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Dwelling Description				Replacement Cost New	
Cottage/Camp	One Story	720 Sqft	Grade D 110	Base	60,701
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	Dry Full Bmt	Basement	-1,934
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	100% None	Heat	-3,627
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout			Total	
Built	Renovated	Kitchens	Baths	Condition					
1992	0	TYPICAL	TYPICAL	Average	Inadeq.			55,140	
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)		
None	None		86%	99%	100%		46,946		
Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1992	80	D 110	2,812	Avq.	86%	99%	100%	2,394
720 SFLA								Outbuilding Total	2,394
Acpt Land			0	Accepted Bldg		49,300	Total		49,300

Neighborhood SOUTHEAST
 Zoning/Use SHORE RESIDENTIA
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B0772P0026
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 Tran/Land/Bldg 9 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Dwelling Description				Replacement Cost New	
Cottage/Camp	One Story	1,275 Sqft	Grade D 100	Base	99,674
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-14,792
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	100% None	Heat	-5,839
Rooms	1	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,931
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	1,275	Insulation	-1,557
Unfin. Living Area	NONE			Unfinished	0
Dwelling Condition				Layout	
Built	Renovated	Kitchens	Baths	Condition	Total
1910	0	TYPICAL	TYPICAL	Average	74,555
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcld)
None	None	65%	100%	100%	48,461
Acpt Land		0	Accepted Bldg	48,500	Total
					48,500

Name: CHEWONKI FOUNDATION, INC.

Map/Lot:

R09-001

Account: 1095 Card: 9 of 11

Location:

CHEWONKI NECK ROAD

Neighborhood SOUTHEAST

Zoning/Use SHORE RESIDENTIA
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B0772P0026
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Tran/Land/Bldg 9 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 109

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cottage/Camp, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Table with columns: Dwelling Condition, Total Value(Rcnld). Rows include Built 1970, Renovated 0, Kitchens Obsolete, Baths Old Type, Condition Below Average, Layout Typical.

Table with columns: Outbuildings/Additions/Improvements, Value Rcnld. Rows include Open Frame Porch, Frame Shed, 1 ST BARN, AV POLE SHED, Frame Garage, Res. Greenhouse, Frame Shed.

Acpt Land 0 Accepted Bldg 131,100 Total 131,100

Neighborhood SOUTHEAST
 Zoning/Use SHORE RESIDENTIA
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

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 Reference 2 R-09-001/00 0000000000
 Tran/Land/Bldg 9 7 16
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
CAMP OR CABIN...	1960	392	C 100	8,930	Ava.	69%	100%	100%	6.162
CAMP OR CABIN...	1960	392	C 100	8,930	Ava.	69%	100%	100%	6.162
CAMP OR CABIN...	1960	392	C 100	8,930	Ava.	69%	100%	100%	6.162
CAMP OR CABIN...	1960	392	C 100	8,930	Ava.	69%	100%	100%	6.162
CAMP OR CABIN...	1960	392	C 100	8,930	Ava.	69%	100%	100%	6.162
CAMP OR CABIN...	1960	720	C 100	16,402	Ava.	69%	100%	100%	11.317
CAMP OR CABIN...	1960	492	C 100	11,208	Ava.	69%	100%	100%	7.734
CAMP OR CABIN...	1960	450	C 100	10,251	Ava.	69%	100%	100%	7.073
CAMP OR CABIN...	1960	665	C 100	15,149	Ava.	69%	100%	100%	10.453
1,272 SFLA									
						Outbuilding Total			73,549
Accpt Land		0		Accepted Bldg		73,500		Total	73,500

Neighborhood SOUTHEAST
 Zoning/Use SHORE RESIDENTIA
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B0772P0026
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 Tran/Land/Bldg 9 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
CAMP OR CABIN...	1960	372	C 100	8,474	Ava.	69%	100%	100%	5,847	
CAMP OR CABIN...	1960	392	C 100	8,930	Ava.	69%	100%	100%	6,162	
CAMP OR CABIN...	1960	288	C 100	6,561	Ava.	69%	100%	100%	4,527	
CAMP OR CABIN...	1960	656	C 100	14,944	Ava.	69%	100%	100%	10,311	
CAMP OR CABIN...	1960	544	C 100	12,392	Ava.	69%	100%	100%	8,550	
Frame Shed	1960	308	C 100	1,885	Ava.	69%	100%	100%	1,301	
Frame Shed	1960	576	C 100	3,525	Ava.	69%	100%	100%	2,432	
Frame Shed	1960	128	C 100	783	Ava.	69%	100%	100%	540	
Frame Shed	1960	68	C 100	416	Ava.	69%	100%	100%	287	
Open Frame Porch	1970	120	C 100	2,659	Ava.	74%	100%	100%	1,968	
1,272 SFLA										
						Outbuilding Total			41,925	
Acpt Land			0	Accepted Bldg			41,900	Total		41,900

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	4,813,800	47,000	4,860,800	4,813,800	47,000	4,860,800
2	0	161,100	161,100	0	161,100	161,100
3	0	38,000	38,000	0	38,000	38,000
4	0	39,600	39,600	0	39,600	39,600
5	0	20,000	20,000	0	20,000	20,000
6	0	31,600	31,600	0	31,600	31,600
7	0	49,300	49,300	0	49,300	49,300
8	0	48,500	48,500	0	48,500	48,500
9	0	131,100	131,100	0	131,100	131,100
10	0	73,500	73,500	0	73,500	73,500
11	0	41,900	41,900	0	41,900	41,900
TOTAL	4,813,800	681,600	5,495,400	4,813,800	681,600	5,495,400

Name: CHEWONKI FOUNDATION, INC.

Map/Lot:

R09-001-001

Account: 1098 Card: 1 of 10

Location:

CHEWONKI NECK ROAD

Neighborhood SOUTHEAST

Zoning/Use SHORE RES PROTEC
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B0849P0086
Reference 2 R-09-004/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 109

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes sub-table for Outbuildings/Additions/Improvements.

Name: CHEWONKI FOUNDATION, INC.

Map/Lot:

R09-001-001

Account: 1098 Card: 2 of 10

Location:

E/S CHEWONKI NECK ROAD

Neighborhood SOUTHEAST

Zoning/Use SHORE RES PROTEC
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B0849P0086
Reference 2 R-09-004/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 109

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cottage/Camp, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Table with columns: Dwelling Condition, Layout, Total, Value(Rcnld). Rows include Built, Renovated, Kitchens, Baths, Condition, Phys. %, Func. %, Econ. %, Outbuildings/Additions/Improvements.

Neighborhood SOUTHEAST
 Zoning/Use SHORE RES PROTEC
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B0849P0086
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 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Dwelling Description				Replacement Cost New	
Conventional	One & 1/2 Story	840 Sqft	Grade C 105	Base	110,642
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout			Total	
Built	Renovated	Kitchens	Baths	Condition					
1992	0	TYPICAL	TYPICAL	Average	Typical			110,642	
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)		
None	None		86%	100%	100%		95,152		
Outbuildings/Additions/Improvements					Percent Good			Value Rcnld	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
1 Story/BASEMENT	1992	252	C 105	19,605	Avq.	86%	100%	100%	16,860
Open Frame Porch	1992	36	C 105	1,006	Avq.	86%	100%	100%	865
Wood Deck	1992	250	C 105	2,835	Avq.	86%	100%	100%	2,438
1,512 SFLA						Outbuilding Total			20,163
Acpt Land			0	Accepted Bldg		115,300	Total		115,300

Account: 1098 Card: 4 of 10

Location: E/S CHEWONKI NECK ROAD

Neighborhood SOUTHEAST
 Zoning/Use SHORE RES PROTEC
 Topography Rolling
 Utilities Drilled WellSeptic System
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Reference 1 B0849P0086
 Reference 2 R-09-004/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Dwelling Description				Replacement Cost New	
Cottage/Camp	One Story	640 Sqft	Grade D 110	Base	53,956
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-8,167
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	100% None	Heat	-3,224
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,075
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-860
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout			Total	
Built	Renovated	Kitchens	Baths	Condition					
1992	0	TYPICAL	TYPICAL	Average	Typical			42,780	
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)		
None	None		86%	100%	100%		36,791		
Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1992	24	D 110	374	Avq.	86%	100%	100%	322
640 SFLA									322
Accpt Land						0	Accepted Bldg		37,100
							Total		37,100

Account: 1098 Card: 5 of 10

Location: E/S CHEWONKI NECK ROAD

Neighborhood SOUTHEAST
 Zoning/Use SHORE RES PROTEC
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B0849P0086
 Reference 2 R-09-004/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Dwelling Description				Replacement Cost New	
Cottage/Camp	One Story	640 Sqft	Grade D 110	Base	53,956
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-8,167
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	100% None	Heat	-3,224
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-860
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition						
1992	0	TYPICAL	TYPICAL	Average						41,705
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %				Value(Rcnld)
None		None		86%	100%	100%				35,866
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		Rcnld
Wood Deck	1992	24	D 110	374	Avq.	86%	100%	100%		322
640 SFLA										322
Accpt Land							0	Accepted Bldg		36,200
								Total		36,200

Account: 1098 Card: 6 of 10

Location: E/S CHEWONKI NECK ROAD

Neighborhood SOUTHEAST
 Zoning/Use SHORE RES PROTEC
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B0849P0086
 Reference 2 R-09-004/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Dwelling Description				Replacement Cost New	
Conventional	One Story	1,122 Sqft	Grade D 100	Base	85,993
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	563 Sqft, Grade D	Basement Gar	None	Fin Bsmt	21,561
Heating	100% Not Heated	Cooling	100% None	Heat	-5,138
Rooms	8	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	Floor & Stairs			Attic	1,644
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,370
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout			Total	
Built	Renovated	Kitchens	Baths	Condition					
1992	0	TYPICAL	TYPICAL	Average	Typical			105,621	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	86%	100%	100%	90,834				
Outbuildings/Additions/Improvements					Percent Good			Value Rcnld	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Open Frame Porch	1992	48	D 100	1,033	Avq.	86%	100%	100%	888
ONE STORY FRAME	1992	135	D 100	7,287	Avq.	86%	100%	100%	6,267
Wood Deck	1992	126	D 100	1,234	Avq.	86%	100%	100%	1,061
1,257 SFLA									
						Outbuilding Total			8,216
Acpt Land			0	Accepted Bldg		99,100	Total		99,100

Neighborhood SOUTHEAST
 Zoning/Use SHORE RES PROTEC
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B0849P0086
 Reference 2 R-09-004/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	546 Sqft	Grade C 100	Base	68,493
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,408
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition		Layout			Total
1900	0	TYPICAL	TYPICAL	Above Average		Typical			71,901
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %			Value(Rcnld)		
None	None	75%	100%	100%			53,926		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good		Value Rcnld
ONE STORY FRAME	1900	580	C 100	36,401	Avq+	75%	100%	100%	27,301
ONE STORY FRAME	1900	532	C 100	33,388	Avq+	75%	100%	100%	25,041
Unfinished Attic	1900	532	C 100	2,320	Avq+	75%	100%	100%	1,740
ONE STORY FRAME	1900	336	C 100	21,087	Avq+	75%	100%	100%	15,815
Open Frame Porch	1900	32	C 100	877	Avq+	75%	100%	100%	658
2,267 SFLA							Outbuilding Total		70,555
Acpt Land			0	Accepted Bldg		124,500	Total		124,500

Neighborhood SOUTHEAST
 Zoning/Use SHORE RES PROTEC
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B0849P0086
 Reference 2 R-09-004/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	690 Sqft	Grade B 95	Base	94,563
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,723
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	TYPICAL	TYPICAL	Average	Typical	98,286			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	65%	100%	100%	63,886				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1900	441	B 95	30,238	Avq.	65%	100%	100%	19,655
UA/1Fa	1900	532	B 95	38,801	Avq.	65%	100%	100%	25,221
ONE STORY FRAME	1900	336	B 95	23,038	Avq.	65%	100%	100%	14,975
Open Frame Porch	1900	32	B 95	959	Avq.	65%	100%	100%	623
1 & 1/2 STORY FR	1900	72	B 95	6,220	Avq.	65%	100%	100%	4,043
1,920 SFLA						Outbuilding Total			64,517
Acpt Land		0	Accepted Bldg		128,400	Total		128,400	

Name: CHEWONKI FOUNDATION, INC.

Map/Lot:

R09-001-001

Account: 1098 Card: 9 of 10

Location: E/S CHEWONKI NECK ROAD

Neighborhood SOUTHEAST

Zoning/Use SHORE RES PROTEC
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B0849P0086
Reference 2 R-09-004/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 109

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Title: Outbuildings/Additions/Improvements. Rows include Open Frame Porch, Res. Greenhouse, 1.25 S Barn, 2.00 S Barn, Barn 1S, AV POLE SHED..., Frame Shed, Shed.....

Acpt Land 0 Accepted Bldg 212,800 Total 212,800

Name: CHEWONKI FOUNDATION, INC.

Map/Lot:

R09-001-001

Account: 1098 Card: 10 of 10

Location:

CHEWONKI NECK ROAD

Neighborhood SOUTHEAST

Zoning/Use SHORE RES PROTEC
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B0849P0086
Reference 2 R-09-004/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 109

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cottage/Camp, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes sub-table for Outbuildings/Additions/Improvements.

Acpt Land 0 Accepted Bldg 52,500 Total 52,500

Card	Calculated			Correlated		
	Land	Building	Calc. Total	Land	Building	Total
1	0	206,700	206,700	0	206,700	206,700
2	0	25,400	25,400	0	25,400	25,400
3	0	115,300	115,300	0	115,300	115,300
4	0	37,100	37,100	0	37,100	37,100
5	0	36,200	36,200	0	36,200	36,200
6	0	99,100	99,100	0	99,100	99,100
7	0	124,500	124,500	0	124,500	124,500
8	0	128,400	128,400	0	128,400	128,400
9	0	212,800	212,800	0	212,800	212,800
10	0	52,500	52,500	0	52,500	52,500
TOTAL	0	1,038,000	1,038,000	0	1,038,000	1,038,000

Name: CHEWONKI FOUNDATION, INC.

Map/Lot:

R09-001-002

Account: 1097 Card: 1 of 6

Location: 485 CHEWONKI NECK ROAD

Neighborhood SOUTHEAST
 Zoning/Use SHORE RESIDENTIA
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B0613P0006
 Reference 2 R-09-003/00 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 17 0 0 Land Schedule 109

Dwelling Description				Replacement Cost New	
Other	One Story	720 Sqft	Grade D 100	Base	54,631
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-8,353
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,297
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Typical			Value
1998	0	TYPICAL	TYPICAL	Average				Rcnld
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)
None		None		88%	100%	100%		37,823

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
OFFICE WOOD.....	2000	5832	B 100	420,918	Avq.	89%	100%	100%	374,617
CLUBHOUSE.....	2000	4465	B 100	265,938	Avq.	89%	100%	100%	236,685
GARAGE FRAME ..	2000	624	B 100	29,711	Avq.	89%	100%	100%	26,443
Open Frame Porch	2000	495	B 100	11,791	Avq.	89%	100%	100%	10,494
Wood Deck	2000	64	B 100	923	Avq.	89%	100%	100%	821
Wood Deck	2000	1430	B 100	16,946	Avq.	89%	100%	100%	15,082
FA/2FR	2000	832	B 100	111,965	Avq-	79%	100%	100%	88,452
Tennis Court	1960	7200	C 100	29,160	Avq.	69%	100%	100%	20,120
Tennis Court	1960	7200	B 100	33,534	Avq.	69%	100%	100%	23,138
1 Story/BASEMENT	2000	306	C 100	22,672	Avq.	89%	100%	100%	20,178
1,026 SFLA									
Outbuilding Total									816,030

Acpt Land 0 **Accepted Bldg** 853,900 **Total** 853,900

Valuation Report

Account: 1097 Card: 2 of 6

Map/Lot: R09-001-002
 Location: 485 CHEWONKI NECK ROAD

Neighborhood SOUTHEAST
 Zoning/Use SHORE RESIDENTIA
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B0613P0006
 Reference 2 R-09-003/00 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	2000	221	C 100	4,704	Ava.	89%	100%	100%	4,187	
AV POLE SHED....	2000	308	C 100	1,552	Ava.	89%	100%	100%	1,381	
Frame Shed	2000	1020	C 100	6,242	Ava.	89%	100%	100%	5,555	
Frame Shed	2000	1020	C 100	6,242	Ava.	89%	100%	100%	5,555	
Frame Shed	2000	1020	C 100	6,242	Ava.	89%	100%	100%	5,555	
Frame Shed	2006	120	C 100	734	Ava.	92%	100%	100%	675	
Frame Shed	2013								3,600	
----- S O U N D V A L U E -----										
1,026 SFLA									26,508	
Accpt Land				0	Accepted Bldg			26,500	Total	26,500

Valuation Report

Account: 1097 Card: 3 of 6

Map/Lot: R09-001-002
 Location: 485 CHEWONKI NECK ROAD

Neighborhood SOUTHEAST
 Zoning/Use SHORE RESIDENTIA
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B0613P0006
 Reference 2 R-09-003/00 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 17 0 0 Land Schedule 109

Dwelling Description				Replacement Cost New			
Cottage/Camp	One Story	720 Sqft	Grade D 110	Base	66,771		
Exterior	NOVELTY	Masonry Trim	None	Trim	0		
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0		
					0		
Foundation	Piers	Basement	None	Basement	-9,188		
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0		
Heating	100% Not Heated	Cooling	0% None	Heat	-3,627		
Rooms	4	HEARTH					
Bedrooms	2	Add Fixtures	0				
Baths	1	Half Baths	0	Plumbing	0		
Attic	None			Attic	0		
FirePlaces	0			Fireplace	0		
Insulation	Minimal	SFLA	720	Insulation	-967		
Unfin. Living Area	NONE			Unfinished	0		
Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1998	0	TYPICAL	TYPICAL	Good	Typical	52,989	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		96%	100%	100%	50,869
Acpt Land		0	Accepted Bldg		50,900	Total	50,900

WISCASSET
 Name: CHEWONKI FOUNDATION, INC.

Valuation Report

09/13/2022

Page 1590

Map/Lot:

R09-001-002

Account: 1097 Card: 4 of 6

Location: 485 CHEWONKI NECK ROAD

Neighborhood SOUTHEAST
 Zoning/Use SHORE RESIDENTIA
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B0613P0006
 Reference 2 R-09-003/00 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 17 0 0 Land Schedule 109

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
SCHOOL/1000.....	1989	9980	B 100	1,706,515	Avg.	83%	100%	100%	1,416,407
Open Frame Porch	1989	585	B 100	13,887	Avg.	83%	100%	100%	11,526
Frame Shed	1989	90	C 100	551	Avg.	83%	100%	100%	457
SOLAR PANELS	2021	64	C 100	2,560	Avg.	92%	100%	100%	2,355
720 SFLA									
						Outbuilding Total			1,430,745
Acpt Land			0	Accepted Bldg		1,430,700	Total		1,430,700

Name: CHEWONKI FOUNDATION, INC.

Map/Lot:

R09-001-002

Account: 1097 Card: 5 of 6

Location:

Neighborhood RURAL NORTHEAST

Zoning/Use SHORE RESIDENTIA
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street

Reference 1
 Reference 2
 Tran/Land/Bldg 1 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 17 0 0 Land Schedule 107

<u>Dwelling Description</u>				<u>Replacement Cost New</u>	
Conventional	Two Story	864 Sqft	Grade B 100	Base	144,512
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,582
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-5,644
Rooms	0	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	9,145
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

<u>Dwelling Condition</u>							<u>Layout</u>			<u>Total</u>
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Percent Good		Value	
2018	0	TYPICAL	TYPICAL	Average	92%	100%	Phy	Func	Rcnld	
Functional Obsolescence	Economic Obsolescence						Econ		Total	
None	None						100%		137,431	
									126,437	

<u>Outbuildings/Additions/Improvements</u>										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value	
ONE STORY FRAME	2018	216	B 100	15,589	Avg.	92%	100%	100%	14,342	
ONE STORY FRAME	2018	216	B 100	15,589	Avg.	92%	100%	100%	14,342	
ONE STORY FRAME	2018	216	B 100	15,589	Avg.	92%	100%	100%	14,342	
ONE STORY FRAME	2018	216	B 100	15,589	Avg.	92%	100%	100%	14,342	
Open Frame Porch	2018	216	B 100	5,293	Avg.	92%	100%	100%	4,870	
Open Frame Porch	2018	216	B 100	5,293	Avg.	92%	100%	100%	4,870	
Wood Deck	2018	216	B 100	2,706	Avg.	92%	100%	100%	2,490	
Wood Deck	2018	216	B 100	2,706	Avg.	92%	100%	100%	2,490	
Frame Shed	2019	288	C 100	1,763	Avg.	92%	100%	100%	1,622	
Frame Shed	2019	288	C 100	1,763	Avg.	92%	100%	100%	1,622	
2,592 SFLA									Outbuilding Total	75,332
Acpt Land			0	Accepted Bldg			201,800	Total		201,800

Neighborhood SOUTHEAST
 Zoning/Use SHORE RESIDENTIA
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 17 0 0 Land Schedule 109

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
CAMP OR CABIN...	2019	512	A 100	15,628	Ava.	92%	500%	100%	71,890
Open Frame Porch	2019	32	A 100	1,175	Ava.	92%	500%	100%	5,405
Open Frame Porch	2019	32	A 100	1,175	Ava.	92%	500%	100%	5,405
Frame Shed	2019	585	A 100	4,797	Ava.	92%	100%	100%	4,413
Open Frame Porch	2019	208	A 100	5,951	Ava.	92%	100%	100%	5,475
Frame Shed	2019	247	A 100	2,026	Ava.	92%	100%	100%	1,864
CAMP OR CABIN...	2019	533	A 100	16,270	Ava.	92%	100%	100%	14,968
Open Frame Porch	2019	654	A 100	18,054	Ava.	92%	100%	100%	16,610
ONE STORY FRAME	2019	143	A 100	12,026	Ava.	92%	100%	100%	11,064
ONE STORY FRAME	2019	221	A 100	18,586	Ava.	92%	100%	100%	17,099
2,956 SFLA									
						Outbuilding Total			154,193
Acpt Land			0	Accepted Bldg		154,200	Total		154,200

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	0	853,900	853,900	0	853,900	853,900
2	0	26,500	26,500	0	26,500	26,500
3	0	50,900	50,900	0	50,900	50,900
4	0	1,430,700	1,430,700	0	1,430,700	1,430,700
5	0	201,800	201,800	0	201,800	201,800
6	0	154,200	154,200	0	154,200	154,200
TOTAL	0	2,718,000	2,718,000	0	2,718,000	2,718,000

Neighborhood SOUTHEAST
 Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B0000P0000
 Reference 2
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	576 Sqft	Grade B 95	Base	77,392
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout			Total		
2002	0	TYPICAL	TYPICAL	Average	Typical			77,392		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		90%	100%	100%	69,653			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Encl Frame Porch	2002	49	B 95	2,141	Ava.	90%	100%	100%	1,927	
Open Frame Porch	2002	96	B 95	2,374	Ava.	90%	100%	100%	2,137	
Wood Deck	2002	96	B 95	1,233	Ava.	90%	100%	100%	1,110	
ONE STORY FRAME	2010	96	B 95	6,583	Ava.	90%	100%	100%	5,925	
960 SFLA										
Outbuilding Total								11,099		
Acpt Land			0	Accepted Bldg			80,800	Total		80,800

Account: 2303 Card: 2 of 3

Location: 481 CHEWONKI NECK ROAD

Neighborhood: SOUTHEAST
 Zoning/Use: SHORE RESIDENTIA
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B0000P0000
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 109

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
LODGE.....	1970	4376	B 100	263.120	Ava.	74%	100%	100%	194.709
FIN. BASEMENT	1970	4376	B 100	253.632	Ava.	74%	100%	100%	187.688
2.00 ST BARN....	1970	2400	B 100	159.247	Ava.	74%	100%	100%	117.843
ONE STORY FRAME	2007	2336	B 100	168.598	Ava.	92%	100%	100%	155.110
CONCRETE PLATFRM	2007	2400	C 100	13.608	Ava.	92%	100%	100%	12.519
COOLER.....	2007	70	C 100	2.999	Ava.	92%	100%	100%	2.759
3,296 SFLA									
						Outbuilding Total			670,628
Acpt Land			0	Accepted Bldg		670,600	Total		670,600

WISCASSET
 Name: CHEWONKI FOUNDATION

Valuation Report

09/13/2022

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Map/Lot: R09-003

Account: 2303 Card: 3 of 3

Location: 481 CHEWONKI NECK ROAD

Neighborhood SOUTHEAST
 Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B0000P0000
 Reference 2
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
UTILITY BLDG....	2007	324	C 100	24,440	Ava.	92%	100%	100%	22,485
Open Frame Porch	2007	144	C 100	3,145	Ava.	92%	100%	100%	2,893
UTILITY BLDG....	2007	324	C 100	24,440	Ava.	92%	100%	100%	22,485
Open Frame Porch	2007	144	C 100	3,145	Ava.	92%	100%	100%	2,893
3,296 SFLA									
						Outbuilding Total			50,756
Acpt Land			0	Accepted Bldg		50,800	Total		50,800

WISCASSET
Name: CHEWONKI FOUNDATION

Valuation Report

09/13/2022

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Map/Lot: R09-003

Account: 2303

Location: 481 CHEWONKI NECK ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	0	80,800	80,800	0	80,800	80,800
2	0	670,600	670,600	0	670,600	670,600
3	0	50,800	50,800	0	50,800	50,800
TOTAL	0	802,200	802,200	0	802,200	802,200

WISCASSET
 Name: REVISION INVESTMENTS, LLC.

Valuation Report

09/13/2022
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 R09-003-ON1

Account: 2704 Card: 1 of 1 Map/Lot: Location: 485 CHEWONKI NECK ROAD

Neighborhood SOUTHEAST
 Zoning/Use SHORE RESIDENTIA
 Topography Rolling
 Utilities
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 55 0 0 Land Schedule 109

Outbuildings/Additions/Improvements									Value
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func	Econ	Rcnld
SOLAR PANELS	2016								38,100
----- SOUND VALUE -----									
								Outbuilding Total	38,100
Accpt Land			0	Accepted Bldg			38,100	Total	38,100

WISCASSET
 Name: CHEWONKI FOUNDATION

Valuation Report

09/13/2022

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Map/Lot:

R09-003-ON3

Account: 2707 Card: 1 of 1

Location: 485 CHEWONKI NECK ROAD

Neighborhood SOUTHEAST
 Zoning/Use SHORE RESIDENTIA
 Topography Rolling
 Utilities
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 55 0 0 Land Schedule 109

Outbuildings/Additions/Improvements									Value
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func Econ	Rcnld	
SOLAR PANELS	1							600	
----- SOUND VALUE -----									
							Outbuilding Total	600	
Acpt Land			0	Accepted Bldg			600	Total	600

WISCASSET
 Name: CHEWONKI FOUNDATION

Valuation Report

09/13/2022
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 R09-003-ON4

Account: 2708 Card: 1 of 1 Map/Lot: Location: 485 CHEWONKI NECK ROAD

Neighborhood: SOUTHEAST
 Zoning/Use: SHORE RESIDENTIA
 Topography: Rolling
 Utilities:
 Street: Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg: 0 0 0
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): 55 0 0 Land Schedule: 109

Outbuildings/Additions/Improvements									Value
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func	Econ	Rcnld
SOLAR PANELS	2017								2,800
----- SOUND VALUE -----									
								Outbuilding Total	2,800
Accpt Land			0	Accepted Bldg			2,800	Total	2,800

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	SHORE RESIDENTIA S-RP	Sale Date 11/29/2007
Topography	Rolling	Sale Price 0
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B2158P0001 B3958P0028
 Reference 2 R-09-006/00 0000000000
 Tran/Land/Bldg 6 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	105,000	105,000	100%		105,000
1.00	Acres-Shallow WF Size Adj	10,500.00	10,500	100%		10,500
20.00	Acres-Waterfront Rear	13,000.00	260,000	100%		260,000
9.00	Acres-Rear Land 1-10	2,000.00	18,000	100%		18,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
10.00	R 20+-Rear 20+	500.00	5,000	100%		5,000
Total Acres 50.00					Land Total	408,500

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	1,460 Sqft	Grade C 100	Base		183,149
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	80% Hot Water BB	Cooling	0% None	Heat		-2,332
Rooms	7	HEARTH				
Bedrooms	4	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		2,272
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	None			Insulation		-3,110
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition			Typical		179,979	
1890	0	TYPICAL	TYPICAL	Fair						
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)					
None	None	42%	100%	100%	75,591					

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd	
ONE STORY FRAME	1890	132	C 100	8,284	Fair	42%	100%	100%	3,479	
Frame Garage	1890	528	C 100	15,400	Fair	42%	100%	100%	6,468	
STORE FRAME.....	1972	396	D 100	32,247	Avq.	75%	100%	100%	24,185	
SHOWER ROOM.....	1890	1032	C 100	29,722	Avq.	65%	100%	100%	19,319	
Frame Shed	1890			---- S O U N D V A L U E ----						900
Swimming Pool	1890	2	C 100	5,792	Avq.	99%	100%	100%	5,734	
Tennis Court	1890			---- S O U N D V A L U E ----						2,000
Frame Garage	1972	720	C 100	19,774	Avq.	75%	100%	100%	14,830	
CARPORT.....	1990	660	C 100	8,248	Avq.	84%	100%	100%	6,928	
SLAB.....	2021	1120	B 100	3,220	Avq.	92%	100%	100%	2,962	
2,322 SFLA									Outbuilding Total	86,805

Acpt Land	408,500	Accepted Bldg	162,400	Total	570,900
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Valuation Report

Map/Lot: R09-007

Account: 1101 Card: 1 of 1

Location: YOUNG'S POINT ROAD

Neighborhood YOUNG'S POINT SHALLOW TIDAL

Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 09/11/2020
 Sale Price 90,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B3864P0010
 Reference 2 R-09-007/00 0000000000
 Tran/Land/Bldg 6 1 16
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	200,000	200,000	100%		200,000
1.00	Acres-Shallow WF Size Adj	20,000.00	20,000	100%		20,000
26.20	Acres-Waterfront Rear	13,000.00	340,600	100%		340,600
Total Acres 27.20					Land Total	560,600

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value
							Phy	Func	Econ	Rcnld
Frame Shed	2001	140	B 100	986	Avg.	89%	100%	100%		878
Outbuilding Total										878
Acpt Land		560,600	Accepted Bldg		900	Total			561,500	

WISCASSET
 Name: HEWITT, JOHN P
 HEWITT, KATE Y

Valuation Report

09/13/2022

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Map/Lot: R09-007-001

Account: 1102 Card: 1 of 1

Location: 221 YOUNG'S POINT ROAD

Neighborhood YOUNG'S POINT SHALLOW TIDAL

Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 11/02/1998
 Sale Price 515,000
 Sale Type Land & Buildings
 Financing
 Verified Public Record
 Validity

Reference 1 B2396P0296
 Reference 2 R-09-007/01 0000000000
 Tran/Land/Bldg 7 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	200,000	200,000	100%		200,000
1.00	Acres-Shallow WF Size Adj	20,000.00	20,000	100%		20,000
1.25	Acres-Waterfront Rear	13,000.00	16,250	100%		16,250
Total Acres 2.25						Land Total 236,250

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 3/4 Story CLAPBOARD 1 OTHER Units-0	1,200 Sqft Masonry Trim Roof Cover	Grade B 110 None Asphalt Shingles	Base Trim Roof	200,083 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1080 Sqft, Grade B	Basement Gar	None	Fin Bsmt	60,839
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	9	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	10,059
Attic	None			Attic	0
FirePlaces	2			Fireplace	8,624
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	GOOD	GOOD	Average	Typical	279,605
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	84%	100%	100%	234,868	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
ONE STORY FRAME	1986	220	B 110	17,466	Avq.	84%	100%	100%	14,671
ONE STORY FRAME	2011	324	B 110	25,722	Avq.	84%	100%	100%	21,606
ONE STORY FRAME	1986	416	B 110	33,026	Avq.	84%	100%	100%	27,742
Frame Shed	1986	72	B 110	558	Avq.	84%	100%	100%	469
1.25 ST GARAGE..	1986	624	B 110	34,632	Avq.	84%	100%	100%	29,091
3,060 SFLA									Outbuilding Total 93,579

Acpt Land 236,300 **Accepted Bldg** 328,400 **Total** 564,700

Name: NICHOLS JR., DAVID R

NICHOLS, SHARON L

Map/Lot:

R09-007-002

Account: 1103 Card: 1 of 1

Location: 220 YOUNG'S POINT ROAD

Neighborhood YOUNG'S POINT SHALLOW TIDAL

Zoning/Use SHORE RESIDENTIA
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 01/01/1999
Sale Price 48,000
Sale Type Land Only
Financing
Verified Public Record
Validity

Reference 1 B2424P0013
Reference 2 R-09-007/02 0000000000
Tran/Land/Bldg 6 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 2 50 0 Land Schedule 4

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Waterfront, Acres-Shallow WF Size Adj, and Acres-Waterfront Rear.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Price/Unit, Grade, Replacement Cost New, Value. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 2003, 0, GOOD, GOOD, Average, Typical, 224,644.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include 1 Story/BASEMENT, Frame Garage, Wood Deck, Frame Bay Window, Unfinished Attic, and 3,438 SFLA.

Acpt Land 194,600 Accepted Bldg 361,300 Total 555,900

Name: RUSSELL, PAUL

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RUSSELL, CHERYL

Map/Lot:

R09-007-003

Account: 1104 Card: 1 of 1

Location: 211 YOUNG'S POINT ROAD

Neighborhood YOUNG'S POINT SHALLOW TIDAL

Zoning/Use SHORE RESIDENTIA
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 11/10/2021
Sale Price 1,192,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3196P0244 (11/03)
Reference 2 R-09-007/03 0000000000
Tran/Land/Bldg 8 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 4

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Waterfront, Acres-Shallow WF Size Adj, Acres-Waterfront Rear, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1986, 2003, GOOD, GOOD, Very Good, Typical, 197,527.

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include 1 Story/BASEMENT, Wood Deck, Frame Garage, Frame Shed, 1 Story/BASEMENT, Encl Frame Porch, Wood Deck, 2,935 SFLA.

Acpt Land 231,100 Accepted Bldg 318,100 Total 549,200

Name: STEWART, JAMES W

STEWART, ANN G

Map/Lot:

R09-007-004

Account: 1105 Card: 1 of 1

Location: 216 YOUNG'S POINT ROAD

Neighborhood YOUNG'S POINT SHALLOW TIDAL

Zoning/Use SHORE RESIDENTIA
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 11/23/2020
Sale Price 625,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3476P0092
Reference 2 R-09-007/04 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 4

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Waterfront, Acres-Shallow WF Size Adj, Acres-Waterfront Rear, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Quantity, Grade/Type, Replacement Cost, Value. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1985, 0, GOOD, GOOD, Average, Typical, 183,528.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include ONE STORY FRAME, Encl Frame Porch, Wood Deck, Frame Garage, Frame Shed, 1,610 SFLA, and Outbuilding Total.

Acpt Land 223,900 Accepted Bldg 186,800 Total 410,700

WISCASSET
 Name: SHEA, H GREGORY
 SHEA, JOAN S

Valuation Report

09/13/2022

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Account: 1106 Card: 1 of 2

Map/Lot: R09-007-005
 Location: 203 YOUNG'S POINT ROAD

Neighborhood YOUNG'S POINT SHALLOW TIDAL

Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/01/1992
 Sale Price 266,666
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B1818P0211
 Reference 2 R-09-007/05 0000000000
 Tran/Land/Bldg 6 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 6 50 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	200,000	200,000	100%		200,000
1.00	Acres-Shallow WF Size Adj	20,000.00	20,000	100%		20,000
0.85	Acres-Waterfront Rear	13,000.00	11,050	100%		11,050
Total Acres 1.85						Land Total 231,050

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 3/4 Story CLAPBOARD 1 OTHER Units-0	650 Sqft Masonry Trim Roof Cover	Grade B 110 128Sqft Asphalt Shingles	Base Trim Roof	108,379 690 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	378 Sqft, Grade B	Basement Gar	None	Fin Bsmt	21,293
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,185
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,458
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built 1985	Renovated 0	Kitchens GOOD	Baths GOOD	Condition Average	Layout Typical	Total 144,005
Functional Obsolescence None						Value Rcnld 119,524
Economic Obsolescence None						
Phys. % 83%						Value Rcnld 119,524
Func. % 100%						
Econ. % 100%						Value Rcnld 119,524
Percent Good						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1985	352	B 110	32,991	Avq.	81%	100%	100%	26,723
1 Story/BASEMENT	1985	400	B 110	37,489	Avq.	81%	100%	100%	30,366
Open Frame Porch	1985	125	B 110	3,491	Avq.	83%	100%	100%	2,898
1SFr Overhang	1985	80	B 110	0	Avq.	83%	100%	100%	0
Wood Deck	2001	88	C 100	1,048	Avq.	89%	100%	100%	933
Patio	2001	88	B 110	1,041	Avq.	89%	100%	100%	926
ONE STORY FRAME	2001	154	B 110	12,226	Avq.	89%	100%	100%	10,881
Frame Shed	2001	154	B 110	1,191	Avq.	89%	100%	100%	1,060
Wood Deck	1985	231	C 100	2,506	Avq.	81%	100%	100%	2,030
Frame Garage	1985	575	B 110	20,836	Avq.	81%	100%	100%	16,877
2,124 SFLA									Outbuilding Total 92,694

Acpt Land 231,100 **Accepted Bldg** 212,200 **Total** 443,300

WISCASSET
 Name: SHEA, H GREGORY
 SHEA, JOAN S

Valuation Report

09/13/2022

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Account: 1106 Card: 2 of 2

Map/Lot: R09-007-005
 Location: 203 YOUNGS POINT ROAD

Neighborhood SOUTHEAST
 Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/01/1992
 Sale Price 266,666
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B1818P0211
 Reference 2 R-09-007/05 0000000000
 Tran/Land/Bldg 6 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 6 50 0 Land Schedule 109

Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	2001	144	C 100	1.619	Avg.	89%	100%	100%	1,441	
2,124 SFLA									1,441	
Accpt Land						0	Accepted Bldg		1,400	Total
									1,400	

WISCASSET

Valuation Report

09/13/2022

Name: SHEA, H GREGORY

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SHEA, JOAN S

Map/Lot:

R09-007-005

Account: 1106

Location:

203 YOUNGS POINT ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	231,100	212,200	443,300	231,100	212,200	443,300
2	0	1,400	1,400	0	1,400	1,400
TOTAL	231,100	213,600	444,700	231,100	213,600	444,700

Name: MEHRL(45%) REGINA & STEFAN J

MEHRL, MARGARET J

Map/Lot:

R09-007-006

Account: 1107 Card: 1 of 1

Location:

208 YOUNG'S POINT ROAD

Neighborhood YOUNG'S POINT SHALLOW TIDAL

Zoning/Use SHORE RESIDENTIA
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B1285P0071
Reference 2 R-09-007/06 0000000000
Tran/Land/Bldg 8 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 6 50 0 Land Schedule 4

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Waterfront, Acres-Shallow WF Size Adj, Acres-Waterfront Rear, and Land Total.

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value, Rcnld. Rows include 1 Story/BASEMENT, 1SFr Overhang, Wood Deck, Frame Garage, Wood Deck, Frame Shed, 1,901 SFLA.

Acpt Land 231,700 Accepted Bldg 153,100 Total 384,800

Name: EMBREY, PATRICIA A

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RIESE, RICHARD R

Map/Lot:

R09-007-007

Account: 1108 Card: 1 of 2

Location: 195 YOUNG'S POINT ROAD

Neighborhood YOUNG'S POINT SHALLOW TIDAL

Zoning/Use SHORE RESIDENTIA
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 01/07/2020
Sale Price 580,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2574P0003 06/00
Reference 2 R-09-007/07 0000000000
Tran/Land/Bldg 6 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 4

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Waterfront, Acres-Shallow WF Size Adj, and Acres-Waterfront Rear.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Price/Unit, Total, Fctr, Influence, Replacement Cost New. Rows include Modern/Contemp. Exterior, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, and Phys. %.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include 1 Story/BASEMENT, Open Frame Porch, ONE STORY FRAME, 1SFr Overhang, Frame Garage, Wood Deck, FLOOD & RAMP..., 1.50 ST GARAGE.., Canopy, and 2,508 SFLA.

Acpt Land 230,700 Accepted Bldg 324,800 Total 555,500

WISCASSET

Valuation Report

09/13/2022

Name: EMBREY, PATRICIA A

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RIESE, RICHARD R

Map/Lot:

R09-007-007

Account: 1108 Card: 2 of 2

Location: 195 YOUNG'S POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use SHORE RESIDENTIA

Topography Below Street

Utilities Drilled WellSeptic System

Street Paved

Sale Data

Sale Date 01/07/2020

Sale Price 580,000

Sale Type Land & Buildings

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Reference 1 B2574P0003 06/00

Reference 2 R-09-007/07 0000000000

Tran/Land/Bldg 6 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1990	96	B 110	2.750	Avg.	84%	100%	100%	2,310	
2,508 SFLA									2,310	
Accpt Land						0	Accepted Bldg		2,300	Total
									2,300	

WISCASSET

Valuation Report

09/13/2022

Name: EMBREY, PATRICIA A

Page 1613

RIESE, RICHARD R

Map/Lot:

R09-007-007

Account: 1108

Location:

195 YOUNG'S POINT ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	230,700	324,800	555,500	230,700	324,800	555,500
2	0	2,300	2,300	0	2,300	2,300
TOTAL	230,700	327,100	557,800	230,700	327,100	557,800

Name: MENGHINI(TRUSTEE), JOHN PAUL

Page 1614

MENGHINI(TRUSTEE), DONNA

Map/Lot:

R09-007-008

Account: 1109 Card: 1 of 1

Location:

185 YOUNG'S POINT ROAD

Neighborhood YOUNG'S POINT SHALLOW TIDAL

Zoning/Use SHORE RESIDENTIA
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 09/20/2019
Sale Price 750,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4074P0285
Reference 2 R-09-007/08 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 4

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Waterfront, Acres-Shallow WF Size Adj, and Acres-Waterfront Rear.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Quantity, Unit, Material, Replacement Cost, Value. Rows include Modern/Contemp. Exterior, Foundation, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Summary table for Dwelling Condition with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Lists various structures like Wood Deck, Frame Garage, and Open Frame Porch.

Acpt Land

230,700

Accepted Bldg

404,600

Total

635,300

Neighborhood YOUNG'S POINT TIDAL MARSH

Zoning/Use SHORE RESIDENTIA
Topography Below Street
Utilities Septic SystemDrilled Well
Street Paved

Sale Data
Sale Date 11/13/2020
Sale Price 585,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 LOT B STEWART'S COVE PLAN

Reference 2 R-9-7/A2

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	175,000	175,000	90%		157,500
1.00	Acres-Shallow WF Size Adj	17,500.00	17,500	100%		17,500
0.41	Acres-Waterfront Rear	13,000.00	5,330	90%	Topography	4,797
Total Acres 1.41					Land Total	179,797

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 1/2 Story ALUM/VINYL 1 OTHER Units-0	1,260 Sqft Masonry Trim Roof Cover	Grade B 110 None Asphalt Shingles	Base Trim Roof	196,025 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	4,531
Heating	100% Hot Water BB	Cooling	100% Refrig.A/C	Heat	3,056
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,311
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	TYPICAL	TYPICAL	Average	Typical	207,923
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	191,289

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Wood Deck	2007	716	B 100	8,571	Avq.	92%	100%	100%	7,885	
Open Frame Porch	2007	48	C 100	1,201	Avq.	92%	100%	100%	1,105	
Open Frame Porch	2007	16	C 100	553	Avq.	92%	100%	100%	509	
FLOAT & RAMP....	2010	320	C 100	5,000	Avq.	92%	50%	100%	2,300	
Frame Shed	2016	140	D 100	737	Avq.	92%	100%	100%	678	
Wood Deck	2018	224	D 100	2,094	Avq.	92%	100%	100%	1,926	
1,890 SFLA									Outbuilding Total	14,403

Acpt Land

179,800

Accepted Bldg

205,700

Total

385,500

WISCASSET
 Name: EARLEY, MARTIN E
 PETERS, CALIN J

Valuation Report

09/13/2022

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Account: 1995 Card: 1 of 1

Map/Lot: R09-007-A03
 Location: 162 YOUNG'S POINT ROAD

Neighborhood YOUNG'S POINT TIDAL MARSH

Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 11/20/2017
 Sale Price 315,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4534P0297
 Reference 2 R-9-7A/3
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	175,000	175,000	90%		157,500
1.00	Acres-Shallow WF Size Adj	17,500.00	17,500	100%		17,500
0.05	Acres-Waterfront Rear	13,000.00	650	90%	Topography	585
Total Acres 1.05						Land Total 175,585

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 1/2 Story CLAPBOARD 1 OTHER Units-0	952 Sqft Masonry Trim Roof Cover	Grade B 105 None Sheet Metal	Base Trim Roof	144,203 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	300 Sqft, Grade B	Basement Gar	None	Fin Bsmt	14,595
Heating	100% Not Heated	Cooling	0% None	Heat	-9,182
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,115
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	TYPICAL	TYPICAL	Average	Typical	153,731
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	141,433

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
AV POLE SHED....	2006	176	C 95	843	Avq.	92%	100%	100%	776
Wood Deck	2013	766	B 100	9,157	Avq+	97%	100%	100%	8,882
1,428 SFLA									Outbuilding Total 9,658

Acpt Land 175,600 **Accepted Bldg** 151,100 **Total** 326,700

WISCASSET

Valuation Report

09/13/2022

Name: SCHECHTMAN, CHRISTINA A

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SCHECHTMAN, DANIEL T

Map/Lot:

R09-007-A04

Account: 1996 Card: 1 of 1

Location:

YOUNG'S POINT ROAD

Neighborhood YOUNG'S POINT TIDAL MARSH

Zoning/Use SHORE RESIDENTIA
Topography Below Street
Utilities NoWater/NoSewer
Street Paved

Sale Data
Sale Date 09/02/2021
Sale Price 115,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 LOT D STEWART'S COVE PLAN B3782P0082

Reference 2 R-9-7/A4

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	175,000	175,000	65%	Neighborho	113,750
1.00	Acres-Shallow WF Size Adj	17,500.00	17,500	100%		17,500
0.10	Acres-Waterfront Rear	13,000.00	1,300	100%		1,300
Total Acres 1.10					Land Total	132,550

Accpt Land 132,600 Accepted Bldg 0 Total 132,600

WISCASSET
 Name: BARDOWSKI, JAMES A

Valuation Report

09/13/2022

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Account: 1997 Card: 1 of 1

Map/Lot: R09-007-A05
 Location: YOUNG'S POINT ROAD

Neighborhood YOUNG'S POINT TIDAL MARSH
 Zoning/Use SHORE RESIDENTIA
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 11/09/2021
 Sale Price 125,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 LOT E STEWART'S COVE PLAN
 Reference 2 R-9-7/A5
 Tran/Land/Bldg 8 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 3

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Waterfront	175,000	175,000	65%	Neighborho	113,750	
1.00	Acres-Shallow WF Size Adj	17,500.00	17,500	100%		17,500	
0.15	Acres-Waterfront Rear	13,000.00	1,950	100%		1,950	
Total Acres 1.15					Land Total	133,200	
Accpt Land		133,200	Accepted Bldg		0	Total	133,200

Name: KOSSMAN, SHIFRA S. & DAVID S.

SHIFRA KOSSMAN REVOCABLE TRUST

Map/Lot:

R09-007-A06

Account: 2160 Card: 1 of 1

Location:

196 YOUNG'S POINT ROAD

Neighborhood YOUNG'S POINT SHALLOW TIDAL

Zoning/Use SHORE RESIDENTIA
Topography Below StreetSteep
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 09/15/2005
Sale Price 536,250
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3552P0261 B3696P0201
Reference 2 R-09-007/A0 LOT F ON STEWART'S COVE
Tran/Land/Bldg 8 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 4

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Waterfront, Acres-Shallow WF Size Adj, Acres-Waterfront Rear, and Land Total.

Table with columns: Dwelling Description, Replacement Cost New. Rows include Modern/Contemp. Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Table with columns: Dwelling Condition, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Built, Renovated, Kitchens, Baths, Condition, Layout, and various building components like Frame Garage, Wood Deck, etc.

Acpt Land 247,400 Accepted Bldg 319,400 Total 566,800

WISCASSET

Valuation Report

09/13/2022

Name: SELBY, SAMUEL B J/T

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SELBY, KAYDA Z

Map/Lot:

R09-007-B-001

Account: 2291 Card: 1 of 1

Location:

YOUNG'S POINT ROAD

Neighborhood YOUNG'S POINT TIDAL MARSH

Zoning/Use SHORE RESIDENTIA
Topography Level
Utilities NoWater/NoSewer
Street Paved

Sale Data
Sale Date 09/03/2003
Sale Price 93,750
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3156P0040 (09/03)

Reference 2 R-9-7/B1

Tran/Land/Bldg 6 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	175,000	175,000	20%	Size/Shape	0
1.00	Acres-Base Waterfront	20,000.00	20,000	90%	Topography	0
1.00	Acres-Base Waterfront	13,000.00	27,430	33%	Fract. Sha	10,395
0.63	Acres-Shallow WF Size Adj	17,500.00	11,025	100%		0
0.63	Acres-Shallow WF Size Adj	1,000.00	10,000	33%	Fract. Sha	3,638
Total Acres 0.63					Land Total	14,033

Acpt Land 14,000 **Accepted Bldg** 0 **Total** 14,000

WISCASSET

Valuation Report

09/13/2022

Name: HANEY, STANLEY F J/T

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HANEY, SUSANNAH F

Map/Lot:

R09-007-B-002

Account: 2369 Card: 1 of 1

Location:

YOUNG'S POINT ROAD

Neighborhood YOUNG'S POINT TIDAL MARSH

Zoning/Use SHORE RESIDENTIA
Topography Level
Utilities NoWater/NoSewer
Street Paved

Sale Data
Sale Date 03/07/2008
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3975P0035

Reference 2 R-9-7/B2

Tran/Land/Bldg 9 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	175,000	175,000	20%	Size/Shape	0
1.00	Acres-Base Waterfront	20,000.00	20,000	90%	Topography	0
1.00	Acres-Base Waterfront	13,000.00	27,430	33%	Fract. Sha	10,395
0.63	Acres-Shallow WF Size Adj	17,500.00	11,025	100%		0
0.63	Acres-Shallow WF Size Adj	1,000.00	10,000	33%	Fract. Sha	3,638
Total Acres 0.63					Land Total	14,033

Acpt Land 14,000 **Accepted Bldg** 0 **Total** 14,000

WISCASSET

Valuation Report

09/13/2022

Name: HANEY, STANLEY F J/T

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HANEY, SUSANNAH F

Map/Lot:

R09-007-B-003

Account: 2370 Card: 1 of 1

Location:

YOUNG'S POINT ROAD

Neighborhood YOUNG'S POINT TIDAL MARSH

Zoning/Use SHORE RESIDENTIA
Topography Level
Utilities NoWater/NoSewer
Street Paved

Reference 1 B3185P0022 (11/03)

Reference 2 R-9-7/B3

Tran/Land/Bldg 9 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	175,000	175,000	20%	Size/Shape	0
1.00	Acres-Base Waterfront	20,000.00	20,000	90%	Topography	0
1.00	Acres-Base Waterfront	13,000.00	27,430	33%	Fract. Sha	10,395
0.63	Acres-Shallow WF Size Adj	17,500.00	11,025	100%		0
0.63	Acres-Shallow WF Size Adj	1,000.00	10,000	33%	Fract. Sha	3,638
Total Acres 0.63					Land Total	14,033

Acpt Land	14,000	Accepted Bldg	0	Total	14,000
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WISCASSET
 Name: SELBY, SAMUEL B J/T
 SELBY, KAYDA Z

Valuation Report

09/13/2022

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Account: 2365 Card: 1 of 1

Map/Lot: R09-007-C
 Location: 130 YOUNG'S POINT ROAD

Neighborhood YOUNG'S POINT TIDAL MARSH

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 09/25/2003
 Sale Price 93,750
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3156P0040 (09/03)
 Reference 2 R-9-7/C
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 6 50 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	175,000	175,000	90%		157,500
1.00	Acres-Shallow WF Size Adj	17,500.00	17,500	100%		17,500
1.77	Acres-Waterfront Rear	13,000.00	23,010	90%		20,709
Total Acres 2.77						Land Total 195,709

Dwelling Description

Replacement Cost New

Modern/Contemp.	One & 1/2 Story	656 Sqft	Grade B 105	Base	97,418
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	602 Sqft, Grade C	Basement Gar	None	Fin Bsmt	26,808
Heating	100% Floor/Wall	Cooling	100% None	Heat	-4,640
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,115
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	10%			Unfinished	-3,712

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Average	Typical	119,989
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		91%	100% 100%	109,190

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2004	48	B 105	1,450	Avq.	91%	100%	100%	1,320
Open Frame Porch	2004	120	B 105	3,211	Avq.	91%	100%	100%	2,922
Wood Deck	2004	328	B 105	4,221	Avq.	91%	100%	100%	3,841
1.50 ST GARAGE..	2005	480	B 105	35,463	Avq.	91%	100%	100%	32,271
1SFr Overhanq	2004	30	B 105	2,273	Avq.	91%	100%	100%	2,068
1SFr Overhanq	2004	24	B 105	1,819	Avq.	91%	100%	100%	1,655
Wood Deck	2004	120	B 105	1,659	Avq.	91%	100%	100%	1,510
CARPOT.....	2009	184	C 100	2,465	Avq.	92%	100%	100%	2,268
Frame Shed	2009	240	B 105	1,773	Avq.	92%	100%	100%	1,631
940 SFLA									
Outbuilding Total									49,486

Acpt Land 195,700 **Accepted Bldg** 158,700 **Total** 354,400

Name: HANEY, STANLEY F J/T

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HANEY, SUSANNAH F

Map/Lot:

R09-007-D

Account: 2366 Card: 1 of 1

Location: 6 EATON COVE ROAD

Neighborhood YOUNG'S POINT W/O WATER

Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 03/07/2008
 Sale Price 525,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3975P0035
 Reference 2 R-9-7/D
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 110

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	105,000	105,000	85%	Restrictio	89,250
1.00	Acres-Influence W Size Adj	10,500.00	10,500	100%		10,500
0.64	Acres-Waterfront Rear	13,000.00	8,320	100%		8,320
Total Acres 1.64						Land Total 108,070

Dwelling Description

Replacement Cost New

Modern/Contemp.	One Story	1,876 Sqft	Grade B 105	Base	201,879
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	4		
Baths	2	Half Baths	1	Plumbing	12,345
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,165
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2004	0	TYPICAL	TYPICAL	Good	Typical	220,389			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	100% 100%	213,777			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1/2S AD/GAR.....	2004	644	B 105	34,469	Good	97%	100%	100%	33,435
Open Frame Porch	2004	108	B 105	2,917	Good	97%	100%	100%	2,829
Wood Deck	2004	548	B 105	6,931	Good	97%	100%	100%	6,723
1.5 Story/BSMT	2004	280	B 105	30,564	Good	97%	100%	100%	29,647
2,296 SFLA						Outbuilding Total		72,634	

Acpt Land 108,100 **Accepted Bldg** 286,400 **Total** 394,500

Name: ADAMS, DAVID T

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SEISE, ALEXANDER D

Map/Lot:

R09-007-F

Account: 2368 Card: 1 of 1

Location: 98 YOUNG'S POINT ROAD

Neighborhood YOUNG'S POINT W/O WATER

Zoning/Use RURAL
Topography RollingLevel
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 09/17/2019
Sale Price 299,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4579P0289
Reference 2 R-9-7/F
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 110

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Quantity, Grade/Type, Replacement Cost, Value. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 2007, 0, TYPICAL, TYPICAL, Average, Typical, 160,401.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Wood Deck, 1.25 ST GARAGE.., 1,843 SFLA, and Outbuilding Total.

Acpt Land 66,200 Accepted Bldg 143,900 Total 210,100

Neighborhood YOUNG'S POINT W/O WATER
Zoning/Use RURAL
Topography RollingLevel
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 03/18/2013
Sale Price 71,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B4642P0056
Reference 2 R-09-007-G
Tran/Land/Bldg 0 1 15
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 110

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	95,000.00	95,000	100%		95,000
1.00	Acres-HS Size Adj	9,500.00	9,500	100%		9,500
1.90	Acres-Rear Land 1-10	2,000.00	3,800	100%		3,800
Total Acres 2.90					Land Total	108,300

Dwelling Description

Replacement Cost New

Colonial	Two Story	784 Sqft	Grade B 110	Base	155,557
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,311
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2014	0	TYPICAL	TYPICAL	Good	Typical	159,868			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		98%	100% 100%	156,671			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Open Frame Porch	2014	35	B 110	1,187	Good	98%	100%	100%	1,163
1/2S AD/GAR.....	2014	480	B 110	28,000	Good	98%	100%	100%	27,440
Frame Garage	2014	480	B 110	18,098	Good	98%	100%	100%	17,736
1,568 SFLA						Outbuilding Total			46,339
Acpt Land		108,300		Accepted Bldg		203,000		Total	311,300

Name: WARD, CARL E JR

Page 1627

POWER, SUSAN M.

Map/Lot:

R09-008-001

Account: 1111 Card: 1 of 1

Location:

14 HOWARD LANE

Neighborhood YOUNG'S POINT TIDAL MARSH

Zoning/Use SHORE RESIDENTIA
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 01/30/2017
Sale Price 360,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4555P0064
Reference 2 R-09-008/01 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 3

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Waterfront, Acres-Shallow WF Size Adj, Acres-Waterfront Rear, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Area/Spec, Dwelling Units, Dwelling Description, Replacement Cost New, Value. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1973, 0, GOOD, GOOD, Average, Typical, 261,167.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Open Frame Porch, Wood Deck, 1.75 ST SHED..., Frame Garage, Swimming Pool, Open Frame Porch, Wood Deck, 1,544 SFLA, and Outbuilding Total.

Acpt Land 201,600 Accepted Bldg 238,600 Total 440,200

WISCASSET
 Name: GILLIES, NANCY A J/T
 GILLIES, WILLIAM R

Valuation Report

09/13/2022

Page 1628

Account: 1112 Card: 1 of 1

Map/Lot:
 Location:

R09-008-002
 11 HOWARD LANE

Neighborhood YOUNG'S POINT TIDAL MARSH

Zoning/Use SHORE RESIDENTIA
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/04/2012
 Sale Price 269,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4531P0171
 Reference 2 R-09-008/02 0000000000
 Tran/Land/Bldg 6 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	175,000	175,000	100%		175,000
1.00	Acres-Shallow WF Size Adj	17,500.00	17,500	100%		17,500
1.10	Acres-Waterfront Rear	13,000.00	14,300	100%		14,300
Total Acres 2.10						Land Total 206,800

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 100	Base	152,791
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,919
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,871
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	162,581
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		79%	100% 100%	128,439

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1975	192	B 100	16,359	Avq.	79%	100%	100%	12,924
Open Frame Porch	1975	48	B 100	1,381	Avq.	79%	100%	100%	1,091
1.50 ST GARAGE..	1975	672	B 100	45,733	Avq.	79%	100%	100%	36,129
Finished Attic	1975	192	B 100	3,547	Avq.	79%	100%	100%	2,802
Wood Deck	2012	192	B 100	2,424	Avq.	79%	100%	100%	1,915
Wood Deck	2012	80	B 100	1,111	Avq.	79%	100%	100%	878
1.50 ST SHED....	2016	504	C 100	3,528	Avq.	92%	100%	100%	3,246
2,033 SFLA									Outbuilding Total 58,985

Acpt Land 206,800 **Accepted Bldg** 187,400 **Total** 394,200

Name: CLIFFORD, RONALD H J/T

CLIFFORD, REBECCA J

Map/Lot:

R09-008-003

Account: 1113 Card: 1 of 1

Location:

4 HOWARD LANE

Neighborhood YOUNG'S POINT W/O WATER

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 10/29/2004
Sale Price 335,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3385P0259 (11/04)
Reference 2 R-09-008/03 0000000000
Tran/Land/Bldg 6 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 110

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Colonial, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck, Frame Garage, Open Frame Porch, Encl Frame Porch, 1SFr Overhang, Wood Deck, ONE STORY FRAME, 2,068 SFLA.

Acpt Land 105,100 Accepted Bldg 193,400 Total 298,500

Name: AUGUSTINE, ROBERT THOMAS

Page 1630

AUGUSTINE, ITZAMA KINICH

Map/Lot:

R09-008-004

Account: 1114 Card: 1 of 1

Location:

5 HOWARD LANE

Neighborhood YOUNG'S POINT W/O WATER

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 05/28/2020
Sale Price 332,733
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4702P0158
Reference 2 R-09-008/04 0000000000
Tran/Land/Bldg 6 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 110

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, Outbuildings/Additions/Improvements, and various descriptions like 3/4S AD/GAR, Wood Deck, Encl Frame Porch.

Acpt Land 105,700 Accepted Bldg 292,000 Total 397,700

Name: POLEWARCZYK, EDWARD J J/T

POLEWARCZYK, ARLENE L

Map/Lot:

R09-008-005

Account: 1115 Card: 1 of 1

Location: 67 YOUNG'S POINT ROAD

Neighborhood YOUNG'S POINT W/O WATER

Zoning/Use SHORE RESIDENTIA
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 03/26/2008
 Sale Price 300,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3984P0302
 Reference 2 R-09-008/05 0000000000
 Tran/Land/Bldg 6 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 6 50 0 Land Schedule 110

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	95,000.00	95,000	100%		95,000
1.00	Acres-HS Size Adj	9,500.00	9,500	100%		9,500
1.91	Acres-Rear Land 1-10	2,000.00	3,820	100%		3,820
Total Acres 2.91					Land Total	108,320

Dwelling Description

Replacement Cost New

Colonial	One & 3/4 Story	864 Sqft	Grade B 100	Base	141,235
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	864 Sqft, Grade B	Basement Gar	None	Fin Bsmt	44,246
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,532
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,871
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	2011	GOOD	GOOD	Above Average	Typical	197,884
Functional Obsolescence						Value(Rcnld)
None						178,096

Description	Year	Units	Grade	Condition			Layout			Value Rcnld
				RCN	Cond	Phy	Func	Econ		
Wood Deck	1985	368	B 100	4,490	Avq+	90%	100%	100%	4,041	
1 Story/BASEMENT	1985	176	B 100	14,996	V.G.	93%	100%	100%	13,946	
1 Story/BASEMENT	2019	820	B 100	69,867	Avq.	92%	100%	100%	64,278	
Open Frame Porch	2019	168	B 100	4,176	Avq.	92%	100%	100%	3,842	
Frame Shed	2019	304	B 100	2,139	Avq.	92%	100%	100%	1,968	
1.25 S Barn	2019	1156	B 100	38,356	Avq.	92%	100%	100%	35,288	
Outbuilding Total									123,363	

Acpt Land 108,300 **Accepted Bldg** 301,500 **Total** 409,800

Name: ELLSWORTH, ALICE P LIVTST

Page 1632

ELLSWORTH, ALICE P. TRUSTEE

Map/Lot:

R09-008-006

Account: 1116 Card: 1 of 1

Location:

9 HEMLOCK ROAD

Neighborhood YOUNG'S POINT TIDAL MARSH

Zoning/Use SHORE RESIDENTIA
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B2386P0125
Reference 2 R-09-008/06 0000000000
Tran/Land/Bldg 8 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 4 50 0 Land Schedule 3

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Waterfront, Acres-Shallow WF Size Adj, Acres-Waterfront Rear, and Land Total.

Table with columns: Dwelling Description, Replacement Cost New. Rows include Colonial, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value, Rcnld. Rows include ONE STORY FRAME, Open Frame Porch, Wood Deck, Frame Garage, Frame Shed, 1.75 ST GARAGE., 1Sfr Overhanq, 2,349 SFLA.

Acpt Land 205,000 Accepted Bldg 215,200 Total 420,200

Name: MEISELMAN, C LEONARD J/T

BRANDWEIN, CATHY VIOLET

Map/Lot:

R09-008-007

Account: 1117 Card: 1 of 1

Location:

21 HEMLOCK ROAD

Neighborhood YOUNG'S POINT TIDAL MARSH

Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 11/05/2010
 Sale Price 280,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4339P0206
 Reference 2 R-09-008/07 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	175,000	175,000	100%		175,000
1.00	Acres-Shallow WF Size Adj	17,500.00	17,500	100%		17,500
1.00	Acres-Waterfront Rear	13,000.00	13,000	100%		13,000
Total Acres 2.00					Land Total	205,500

Dwelling Description

Replacement Cost New

Colonial	One & 3/4 Story	988 Sqft	Grade B 100	Base	164,735
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,532
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,871
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1979	0	GOOD	GOOD	Average	Typical	177,138			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		81%	100% 100%	143,482			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1979	208	B 100	15,012	Avq.	81%	100%	100%	12,160
Wood Deck	1979	96	B 100	1,298	Avq.	81%	100%	100%	1,051
Open Frame Porch	1979	52	B 100	1,474	Avq.	81%	100%	100%	1,194
Frame Garage	1979	576	B 100	18,967	Avq.	81%	100%	100%	15,363
Wood Deck	2012	112	B 100	1,486	Avq.	81%	100%	100%	1,204
1,937 SFLA				Outbuilding Total					30,972

Acpt Land

205,500

Accepted Bldg

174,500

Total

380,000

Name: SPENCER, LUCINDA B

Page 1634

SPENCER, LAWRENCE L

Map/Lot:

R09-008-008

Account: 1118 Card: 1 of 1

Location:

31 HEMLOCK ROAD

Neighborhood YOUNG'S POINT TIDAL MARSH

Zoning/Use SHORE RESIDENTIA
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 02/17/2015
Sale Price 308,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4239P0185 B4445P0058
Reference 2 R-09-008/08 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 3

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Waterfront, Acres-Shallow WF Size Adj, Acres-Waterfront Rear, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Quantity, Unit, Material, Replacement Cost, Value. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes sub-table for Outbuildings/Additions/Improvements.

Acpt Land

208,100

Accepted Bldg

241,000 Total

449,100

Name: DUNLEVY, ANN M

TRUSTEE OF THE ANN M. DUNLEVY REV.

Map/Lot:

R09-008-009

Account: 1119 Card: 1 of 1

Location:

45 HEMLOCK ROAD

Neighborhood YOUNG'S POINT TIDAL MARSH

Zoning/Use SHORE RESIDENTIA
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 12/14/2010
Sale Price 300,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4352P0088 B4352P0090

Reference 2 R-09-008/09 0000000000

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 3

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Waterfront, Acres-Shallow WF Size Adj, Acres-Waterfront Rear, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Price/Unit, Total, Replacement Cost New, Value. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Outbuildings/Additions/Improvements and a summary row for 2,088 SFLA.

Acpt Land

199,500

Accepted Bldg

213,700

Total

413,200

Name: WAKELIN JR., FREDERICK W (TRUSTEE)

PAMELA JEAN WAKELIN TRUST

Map/Lot:

Account: 1120 Card: 1 of 1

Location:

Neighborhood YOUNG'S POINT TIDAL MARSH

Zoning/Use SHORE RESIDENTIA
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 03/27/2012
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B2270P0315 B4510P0259
Reference 2 R-09-008/C0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 3

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Waterfront, Acres-Shallow WF Size Adj, Acres-Waterfront Rear, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Price/Unit, Grade, Replacement Cost New, Value. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1980, 0, GOOD, GOOD, Average, Typical, 234,825.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include ONE STORY FRAME, Open Frame Porch, Wood Deck, 1.25 ST GARAGE.., FLOAT & RAMP...., 2,295 SFLA.

Acpt Land

205,500

Accepted Bldg

243,400

Total

448,900

Neighborhood YOUNG'S POINT TIDAL MARSH

Zoning/Use SHORE RESIDENTIA
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 07/22/2011
Sale Price 295,377
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4421P0202
Reference 2 R-09-008/D0 0000000000
Tran/Land/Bldg 8 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	175,000	175,000	100%		175,000
1.00	Acres-Shallow WF Size Adj	17,500.00	17,500	100%		17,500
1.00	Acres-Waterfront Rear	13,000.00	13,000	100%		13,000
Total Acres 2.00					Land Total	205,500

Dwelling Description

Replacement Cost New

Ranch	One Story	1,664 Sqft	Grade B 100	Base	182,647
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-4,755
Fin. Basement Area	380 Sqft, Grade B	Basement Gar	None	Fin Bsmt	19,460
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	9	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,532
Attic	None			Attic	0
FirePlaces	2			Fireplace	7,840
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1980	0	TYPICAL	TYPICAL	Average	Typical	211,724			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		81%	100% 100%	171,496			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1980	96	C 100	2,173	Avq.	81%	100%	100%	1,760
Encl Frame Porch	2001	192	B 100	7,623	Avq.	81%	100%	100%	6,175
Frame Garage	2001	576	B 100	18,967	Avq.	81%	100%	100%	15,363
Wood Deck	2002	96	C 100	1,129	Avq.	81%	100%	100%	914
Frame Shed	2004	336	C 100	2,056	Avq.	91%	100%	100%	1,871
1,664 SFLA									
Outbuilding Total									26,083

Acpt Land

205,500

Accepted Bldg

197,600

Total

403,100

WISCASSET
 Name: KOCHAN, JAMES L
 DOLCE, KIM L

Valuation Report

09/13/2022

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Account: 1122 Card: 1 of 2

Map/Lot: R09-008-E
 Location: 75 HEMLOCK ROAD

Neighborhood YOUNG'S POINT TIDAL MARSH

Zoning/Use SHORE RESIDENTIA
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/11/2017
 Sale Price 420,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4805P0236
 Reference 2 R-09-008/E0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	175,000	175,000	100%		175,000
1.00	Acres-Shallow WF Size Adj	17,500.00	17,500	100%		17,500
2.00	Acres-Waterfront Rear	13,000.00	26,000	100%		26,000
Total Acres 3.00					Land Total	218,500

Dwelling Description

Replacement Cost New

Ranch	One Story	1,997 Sqft	Grade B 105	Base	248,210
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1329 Sqft, Grade B	Basement Gar	1 CAR	Fin Bsmt	79,341
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	3	Plumbing	12,345
Attic	None			Attic	0
FirePlaces	2			Fireplace	8,232
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Below Average	Typical	348,128
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		72%	100%	100%
						250,652

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1980	56	B 105	4,244	Avq-	72%	100%	100%	3,056
Wood Deck	1980	256	B 105	3,334	Avq-	72%	100%	100%	2,400
Wood Deck	1980	224	B 105	2,940	Avq-	72%	100%	100%	2,117
1.75 ST SHED....	1980	288	C 100	2,160	Avq.	79%	100%	100%	1,706
Frame Shed	1980	91	C 100	557	Avq.	79%	100%	100%	440
Open Frame Porch	1980	32	B 105	1,059	Avq-	72%	100%	100%	762
Finished Attic	1980	528	B 105	10,240	Avq-	72%	100%	100%	7,373
UA/Fr/B	1980	416	B 105	39,728	Avq-	72%	100%	100%	28,604
2,264 SFLA									46,458
Outbuilding Total									

Acpt Land 218,500 **Accepted Bldg** 297,100 **Total** 515,600

WISCASSET
 Name: KOCHAN, JAMES L
 DOLCE, KIM L

Valuation Report

09/13/2022

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Account: 1122 Card: 2 of 2

Map/Lot:
 Location:

R09-008-E
 75 HEMLOCK ROAD

Neighborhood SOUTHEAST
 Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/11/2017
 Sale Price 420,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B1431P0083
 Reference 2 R-09-008/E0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Natatorium	1980	1360	C 100	82.117	Avg-	70%	100%	100%	57.482
Swimming Pool	1980	1	C 100	5.779	Avg-	99%	100%	100%	5.721
Outbuilding Total									63,203
Acpt Land			0	Accepted Bldg		63,200	Total		63,200

WISCASSET
Name: KOCHAN, JAMES L
DOLCE, KIM L
Account: 1122

Valuation Report

09/13/2022
Page 1640
Map/Lot: R09-008-E
Location: 75 HEMLOCK ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	218,500	297,100	515,600	218,500	297,100	515,600
2	0	63,200	63,200	0	63,200	63,200
TOTAL	218,500	360,300	578,800	218,500	360,300	578,800

Neighborhood VILLAGE

Zoning/Use RESIDENTIAL
Topography Rolling
Utilities All Public
Street Paved

Reference 1 B1153P0179
Reference 2 U-01-001/00 0000000000
Tran/Land/Bldg 8 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
1.00	Acres-HS Size Adj	11,000.00	11,000	100%		11,000
0.30	Acres-Rear Land 1-10	2,000.00	600	100%		600
Total Acres 1.30					Land Total	121,600

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story BRICK/STONE 1 OTHER Units-0	1,160 Sqft Masonry Trim Roof Cover	Grade A 95 None Asphalt Shingles	Base Trim Roof	231,617 0 0 0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-3,670
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	0
Rooms	9	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,892
Attic	None			Attic	0
FirePlaces	2			Fireplace	8,679
Insulation	Capped Only			Insulation	-419
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1828	0	TYPICAL	TYPICAL	Average	Typical	239,099			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	65%	100%	100%	155,414				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1828	240	A 95	22,637	Avq.	65%	100%	100%	14,714
2.00 ST BARN....	1900	525	D 100	30,756	Avq-	57%	100%	100%	17,531
Wood Deck	2000	32	C 100	476	Avq-	79%	100%	100%	376
BASEMENT.....	2002	525	D 100	5,115	Avq-	80%	100%	100%	4,092
2,560 SFLA	Outbuilding Total								36,713

Acpt Land 121,600 **Accepted Bldg** 192,100 **Total** 313,700

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 11/30/2020
Topography	Level	Sale Price 75,000
Utilities	Public WaterAll Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Distressed Sale

Reference 1	B3382P0093 (10/04)		
Reference 2	U-01-002/00 0000000000		
Tran/Land/Bldg	1	1	11
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.52	Acres-HS Size Adj	11,000.00	5,720	100%		5,720
Total Acres 0.52					Land Total	115,720

Dwelling Description				Replacement Cost New	
Conventional	One & 1/2 Story	532 Sqft	Grade B 100	Base	82,766
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry None	Basement	-6,081
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,613
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,871
Insulation	Minimal			Insulation	-1,303
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1799	0	TYPICAL	TYPICAL	Below Average	Typical	83,866
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	57%	100%	100%	47,804	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1900	396	B 100	28,581	Avq-	57%	100%	100%	16,291
Frame Shed	1900	84	B 100	591	Avq-	57%	100%	100%	337
1.50 ST BARN....	1900	480	B 100	24,508	Avq-	57%	100%	100%	13,970
Wood Deck	2000	36	C 100	517	Avq.	89%	100%	100%	460
1,194 SFLA									
Outbuilding Total									31,058

Acpt Land	115,700	Accepted Bldg	78,900	Total	194,600
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WISCASSET
 Name: COOK, DONALD G
 COOK, DONNA M

Valuation Report

09/13/2022

Page 1643

Map/Lot: U01-003

Account: 1125 Card: 1 of 2

Location: 37 WASHINGTON STREET

Neighborhood VILLAGE

Zoning/Use BUSINESS
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 06/15/2021
 Sale Price 325,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3322P0061 (07/04)
 Reference 2 U-01-003/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.35	Acres-HS Size Adj	11,000.00	3,850	100%		3,850
Total Acres 0.35						Land Total 113,850

Dwelling Description

Replacement Cost New

Colonial	Two Story	840 Sqft	Grade B 100	Base	151,517
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,613
Attic	Floor & Stairs			Attic	1,646
FirePlaces	1			Fireplace	5,871
Insulation	Capped Only			Insulation	-274
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1848	0	GOOD	TYPICAL	Good	Typical	161,373
Functional Obsolescence						Value(Rcnld)
None						129,098

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
Patio	1848	42	B 100	542	Good	80%	100%	100%	434
1.5 Story/BSMT	1848	364	B 100	37,842	Good	80%	100%	100%	30,274
Open Frame Porch	1848	90	B 100	2,360	Good	80%	100%	100%	1,888
ONE STORY FRAME	1848	78	B 100	5,629	Good	80%	100%	100%	4,503
ONE STORY FRAME	1848	80	B 100	5,774	Good	80%	100%	100%	4,619
1 ST BARN.....	1848	546	C 100	15,121	Avq.	65%	100%	100%	9,829
Wood Deck	1980	48	B 100	736	Good	80%	100%	100%	589
Outbuilding Total									52,136

Acpt Land 113,900 **Accepted Bldg** 181,200 **Total** 295,100

WISCASSET
 Name: COOK, DONALD G
 COOK, DONNA M

Valuation Report

09/13/2022

Page 1644

Account: 1125 Card: 2 of 2

Map/Lot: U01-003
 Location: 35 WASHINGTON STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 06/15/2021
Topography	Level	Sale Price 325,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3322P0061 (07/04)
 Reference 2 U-01-003/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	440 Sqft	Grade C 95	Base	55,095
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-5,639
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,039
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout			Total	
Built	Renovated	Kitchens	Baths	Condition					
1880	0	OLD TYPE	TYPICAL	Average	Typical			48,417	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
SMALL SIZE.....	Location	65%	100%	80%	25,177				
Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1880	120	C 95	697	Avq.	65%	100%	80%	362
770 SFLA						Outbuilding Total			362
Acpt Land		0	Accepted Bldg		25,500	Total		25,500	

WISCASSET

Valuation Report

09/13/2022

Name: COOK, DONALD G

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COOK, DONNA M

Map/Lot:

U01-003

Account: 1125

Location:

35 WASHINGTON STREET

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	113,900	181,200	295,100	113,900	181,200	295,100
2	0	25,500	25,500	0	25,500	25,500
TOTAL	113,900	206,700	320,600	113,900	206,700	320,600

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 04/15/2019
Topography	Level	Sale Price 254,900
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3674P0244
 Reference 2 U-01-004/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.35	Acres-HS Size Adj	11,000.00	3,850	100%		3,850
Total Acres 0.35					Land Total	113,850

Dwelling Description				Replacement Cost New		
Conventional	Two & 1/2 Story	736 Sqft	Grade B 95	Base		121,820
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement		-3,996
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	9	HEARTH				
Bedrooms	4	Add Fixtures	0			
Baths	4	Half Baths	0	Plumbing		12,411
Attic	3/4 Finished			Attic		8,047
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1875	0	OLD TYPE	TYPICAL	Above Average	Typical	138,282
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	100%	100%	103,712	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	1840	256	B 95	25,283	Avq.	65%	100%	100%	16,434
Open Frame Porch	1840	115	B 95	2,794	Avq.	65%	100%	100%	1,816
Wood Deck	1980	90	C 100	1,068	Avq.	79%	100%	100%	844
ONE STORY FRAME	2006	576	C 100	36,150	Avq.	92%	100%	100%	33,258
2,800 SFLA									
Outbuilding Total									52,352

Acpt Land	113,900	Accepted Bldg	156,100	Total	270,000
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Name: DYKES, WILLIAM M

Page 1647

DYKES, MARY ANN

Map/Lot:

U01-005

Account: 1127 Card: 1 of 1

Location:

4 HODGE STREET

Neighborhood VILLAGE

Zoning/Use RESIDENTIAL
Topography Level
Utilities All Public
Street Paved

Reference 1 B1459P0103
Reference 2 U-01-005/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 101

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value and 0.69 Acres-HS Size Adj.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Quantity, Unit, Material, Replacement Cost, Value. Rows include Colonial, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 1740, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Above Average, Layout Typical, Total 283,767.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include 2 Story/BASEMENT, TWO STORY FRAME, ONE STORY FRAME, 2.00 ST BARN..., 2S Frame Shed, Frame Shed, 3,540 SFLA.

Summary row: Acpt Land 117,600 Accepted Bldg 323,900 Total 441,500

Neighborhood VILLAGE
 Zoning/Use RESIDENTIAL
 Topography Rolling
 Utilities All Public
 Street Paved

Reference 1
 Reference 2 U-01-06
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 10 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Base Homesite Value	110,000	165,000	100%		165,000
1.00	Acres-HS Size Adj	11,000.00	11,000	100%		11,000
0.25	Acres-Rear Land 1-10	2,000.00	500	100%		500
Total Acres 1.25					Land Total	176,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
BSMT UNFINISHED.	1840	2625	C 100	29,741	Fair	42%	100%	100%	12,491
CHURCH AV.....	1840	3528	C 100	618,564	Avq-	57%	100%	100%	352,581
CHURCH AV.....	1990	10676	C 100	1,871,823	Avq-	74%	100%	100%	1,385,149
CHURCH AV.....	1990	896	C 100	157,096	Avq-	74%	100%	100%	116,251
FIN. BASEMENT	1990	896	C 100	45,158	Avq-	74%	100%	100%	33,417
ONE STORY FRAME	1990	40	C 100	2,510	Avq-	74%	100%	100%	1,857
Open Frame Porch	1990	171	C 100	3,692	Avq-	74%	100%	100%	2,732
Encl Frame Porch	1990	64	C 100	2,450	Avq-	74%	100%	100%	1,813
40 SFLA									
						Outbuilding Total			1,906,291

Acpt Land	176,500	Accepted Bldg	1,906,300	Total	2,082,800
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Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 04/29/2019
Topography	Level	Sale Price 165,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B0000P0000		
Reference 2	U-01-006/00 0000000000		
Tran/Land/Bldg	1	1	11
FARM LAND	0	OPEN SPACE	0
Exemption(s)	Land Schedule		101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.50	Acres-HS Size Adj	11,000.00	5,500	100%		5,500
Total Acres 0.50					Land Total	115,500

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	1,258 Sqft	Grade B 105	Base	200,220
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/4 Bmt	Basement	-11,324
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,743
Attic	Floor & Stairs			Attic	2,588
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1858	0	TYPICAL	TYPICAL	Average	Typical	194,227
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	126,248	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Bay Window	1858	24	B 105	1,819	Avq.	65%	100%	100%	1,182
Open Frame Porch	1858	64	B 105	1,842	Avq.	65%	100%	100%	1,197
Encl Frame Porch	1858	24	B 105	1,382	Avq.	65%	100%	100%	898
Frame Garage	1978	360	B 105	13,974	Avq.	65%	100%	100%	9,083
Frame Shed	1978	60	D 100	316	Fair	56%	100%	100%	177
Frame Shed	1978	140	D 100	737	Avq.	78%	100%	100%	575
2,226 SFLA									13,112

Acpt Land	115,500	Accepted Bldg	139,400	Total	254,900
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WISCASSET
 Name: ST. PHILIP'S CHURCH

Valuation Report

09/13/2022

Page 1650

Map/Lot:

U01-007

Account: 1129 Card: 1 of 1

Location:

HODGE STREET

Neighborhood VILLAGE

Zoning/Use RESIDENTIAL
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B0623P0078
 Reference 2 U-01-007/00 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 10 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000	
0.15	Acres-HS Size Adj	11,000.00	1,650	100%		1,650	
Total Acres 0.15					Land Total	111,650	
Acpt Land		111,700	Accepted Bldg		0	Total	111,700

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 06/01/2000
Topography	Level	Sale Price 400,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B2578P0193		
Reference 2	U-01-008/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	11 0 0	Land Schedule	101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.55	Acres-HS Size Adj	11,000.00	6,050	100%		6,050
Total Acres 0.55					Land Total	116,050

Dwelling Description				Replacement Cost New	
Colonial	Two Story	1,144 Sqft	Grade A 105	Base	257,516
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% Heat Pump	Heat	0
Rooms	14	HEARTH			
Bedrooms	6	Add Fixtures	0		
Baths	4	Half Baths	4	Plumbing	27,172
Attic	Floor & Stairs			Attic	2,743
FirePlaces	5			Fireplace	16,819
Insulation	Minimal			Insulation	-4,571
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1794	2003	TYPICAL	GOOD	Above Average	Typical	299,679
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		75%	100%	100%
						224,759

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1900	1237	A 105	197,751	Avq+	75%	100%	100%	148,313
ONE STORY FRAME	1900	231	A 105	20,398	Avq+	75%	100%	100%	15,298
ONE STORY FRAME	1900	437	A 105	38,589	Avq+	75%	100%	100%	28,942
ONE STORY FRAME	1900	72	A 105	6,358	Avq+	75%	100%	100%	4,768
Open Frame Porch	1900	264	A 105	7,844	Avq+	75%	100%	100%	5,883
Open Frame Porch	1900	84	A 105	2,715	Avq+	75%	100%	100%	2,036
Open Frame Porch	1900	84	A 105	2,715	Avq+	75%	100%	100%	2,036
1.50 ST GARAGE..	1970	702	A 105	58,238	Avq+	75%	100%	100%	43,678
Wood Deck	2003	200	C 100	2,190	Avq.	90%	100%	100%	1,971
5.502 SFLA									
Outbuilding Total									252,925

Acpt Land	116,100	Accepted Bldg	477,700	Total	593,800
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WISCASSET
 Name: MARTIN, JOHN W
 COONEY, KIMM

Valuation Report

09/13/2022

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Map/Lot: U01-009

Account: 1131 Card: 1 of 1

Location: 19 WASHINGTON STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 05/27/2020
Topography	Level	Sale Price 365,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3316P0144 (6/04)
 Reference 2 U-01-009/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.26	Acres-HS Size Adj	11,000.00	2,860	100%		2,860
Total Acres 0.26					Land Total	112,860

Dwelling Description				Replacement Cost New	
Colonial	Two Story	1,806 Sqft	Grade B 105	Base	348,890
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/4 Bmt	Basement	-16,257
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	0
Rooms	10	HEARTH			
Bedrooms	6	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,859
Attic	None			Attic	0
FirePlaces	4			Fireplace	12,367
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Value(Rcnld)		
1805	0	OLD TYPE	Old Type	Below Average	57%	100%	100%	351,859		
Functional Obsolescence		Economic Obsolescence						Value(Rcnld)		
None		None			57%	100%	100%	200,560		
Outbuildings/Additions/Improvements				Percent Good				Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1805	32	B 100	1,009	Avq-	57%	100%	100%	575	
Encl Frame Porch	1900	180	B 100	7,174	Avq-	57%	100%	100%	4,089	
ONE STORY FRAME	1805	40	B 100	2,886	Avq-	57%	100%	100%	1,645	
Frame Shed	1805			----- S O U N D V A L U E -----					600	
3,652 SFLA				Outbuilding Total					6,909	
Acpt Land		112,900	Accepted Bldg		207,500	Total		320,400		

Name: FORREST, RICHARD C

FORREST, VIRGINIA M

Map/Lot: U01-010

Account: 1132 Card: 1 of 1

Location: 14 WARREN STREET

Neighborhood VILLAGE

Zoning/Use RESIDENTIAL
Topography Level
Utilities All Public
Street Paved

Reference 1 B1533P0155
Reference 2 U-01-010/00 0000000000
Tran/Land/Bldg 8 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 101

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value and 0.07 Acres-HS Size Adj.

Dwelling Description

Replacement Cost New

Table with 7 columns: Description, Material, Area, Condition, Component, Value. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1900, 1994, Typical, Above Average, Typical, 149,920.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Open Frame Porch, ONE STORY FRAME, Frame Garage, 1,714 SFLA.

Acpt Land 110,800 Accepted Bldg 138,300 Total 249,100

WISCASSET
 Name: MILLER, RICHARD W

Valuation Report

09/13/2022

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Map/Lot:

U01-011-001

Account: 1133 Card: 1 of 1

Location:

35 SUMMER STREET APT. #1

Neighborhood VILLAGE

Zoning/Use RESIDENTIAL
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/01/1999
 Sale Price 46,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B2870P0166 (6/02)
 Reference 2 U-01-011/01 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	.00		100%		0
Total Acres 0.00						0
						Land Total
						0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
TOWNHOUSE CONDO	1885	669	B 100	134,979	Avq.	65%	100%	100%	87,736
Outbuilding Total									87,736

Acpt Land	0	Accepted Bldg	87,700	Total	87,700
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WISCASSET

Valuation Report

09/13/2022

Name: RUSHER, TRUSTEE, DIANE J

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THE DIANE J RUSHER LIVING TRUST

Map/Lot:

U01-011-002

Account: 1134 Card: 1 of 1

Location: 35 SUMMER STREET APT. #2

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 10/07/2021
Topography	Level	Sale Price 0
Utilities	All Public	Sale Type Buildings Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B3387P0032 (11/04)
 Reference 2 U-01-011/02 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	.00		100%		0
Total Acres 0.00				Land Total		0

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
TOWNHOUSE CONDO	1885	840	B 100	138,322	Avq.	65%	100%	100%	89,909	
							Outbuilding Total			89,909
Acpt Land			0	Accepted Bldg		89,900	Total		89,900	

WISCASSET

Valuation Report

09/13/2022

Name: STETSON, DAVID W T/C

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STETSON, DAVID B

Map/Lot:

U01-011-003

Account: 1135 Card: 1 of 1

Location: 35 SUMMER STREET APT. #3

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 07/26/2005
Topography	Level	Sale Price 92,000
Utilities	All Public	Sale Type Buildings Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3523P0070 (7/05)
 Reference 2 U-01-011/03 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	.00		100%		0
Total Acres 0.00				Land Total		0

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
TOWNHOUSE CONDO	1885	668	B 100	134,959	Avq.	65%	100%	100%	87,723	
							Outbuilding Total			87,723
Acpt Land			0	Accepted Bldg		87,700	Total		87,700	

WISCASSET

Valuation Report

09/13/2022

Name: CHASE, DONALD R

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ALBERTO, RALPH P

Map/Lot:

U01-011-004

Account: 1136 Card: 1 of 1

Location: 35 SUMMER STREET APT #4

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 06/07/2021
Topography	Level	Sale Price 145,000
Utilities	All Public	Sale Type Buildings Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4492P0063
 Reference 2 U-01-011/04 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	.00		100%		0
Total Acres 0.00				Land Total		0

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
TOWNHOUSE CONDO	1885	850	B 100	138,518	Avg.	65%	100%	100%	90,037	
Wood Deck	1999	84	C 100	1,007	Avg.	88%	100%	100%	886	
Outbuilding Total									90,923	
Acpt Land			0	Accepted Bldg			90,900	Total		90,900

WISCASSET

Valuation Report

09/13/2022

Name: HAINES, FREDERICK J/T

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HAINES, REBECCA

Map/Lot:

U01-011-005

Account: 1137 Card: 1 of 1

Location: 35 SUMMER STREET APT. #5

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 08/26/2010
Topography	Level	Sale Price 90,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B2634P0244
 Reference 2 U-01-011/05 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	.00		100%		0
Total Acres 0.00				Land Total		0

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
TOWNHOUSE CONDO	1885	665	B 100	134,901	Avq.	65%	100%	100%	87,686	
						Outbuilding Total			87,686	
Acpt Land			0	Accepted Bldg		87,700	Total		87,700	

WISCASSET
 Name: WU, LIN

Valuation Report

09/13/2022

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Map/Lot:

U01-011-006

Account: 1138 Card: 1 of 1

Location:

35 SUMMER STREET APT. #6

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 08/02/2016
Topography	Level	Sale Price 113,000
Utilities	All Public	Sale Type Other
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2504P0008
 Reference 2 U-01-011/06 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	.00		100%		0
Total Acres 0.00				Land Total		0

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
TOWNHOUSE CONDO	1885	847	B 100	138,459	Avq.	65%	100%	100%	89,998	
							Outbuilding Total			89,998
Acpt Land			0	Accepted Bldg		90,000	Total		90,000	

WISCASSET
 Name: USSERY, SHIRLEY

Valuation Report

09/13/2022

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Map/Lot:

U01-011-007

Account: 1139 Card: 1 of 1

Location:

35 SUMMER STREET APT. #7

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 11/10/2015
Topography	Level	Sale Price 105,000
Utilities	All Public	Sale Type Buildings Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3476P0119
 Reference 2 U-01-011/07 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	.00		100%		0
Total Acres 0.00				Land Total		0

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
TOWNHOUSE CONDO	1885	665	B 100	134,901	Avq.	65%	100%	100%	87,686	
						Outbuilding Total			87,686	
Acpt Land			0		Accepted Bldg		87,700		Total	87,700

WISCASSET
 Name: FRENCH JR., RICHARD C

Valuation Report

09/13/2022

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Map/Lot: U01-011-008

Account: 1140 Card: 1 of 1

Location: 35 SUMMER STREET APT. #8

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 08/23/2017
Topography	Level	Sale Price 100,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Other Non Valid

Reference 1 B4009P0054
 Reference 2 U-01-011/08 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	.00		100%		0
Total Acres 0.00				Land Total		0

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
TOWNHOUSE CONDO	1885	852	B 100	138,557	Avq.	65%	100%	100%	90,062	
						Outbuilding Total			90,062	
Acpt Land			0	Accepted Bldg		90,100	Total		90,100	

WISCASSET
 Name: JOERNS, CONSUELO

Valuation Report

09/13/2022

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Map/Lot:

U01-011-009

Account: 1141 Card: 1 of 1

Location:

35 SUMMER STREET APT. #9

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date
Topography	Level	Sale Price
Utilities	All Public	Sale Type
Street	Paved	Financing
		Verified
		Validity

Reference 1 B2604P0295
 Reference 2 U-01-011/09 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	.00		100%		0
Total Acres 0.00				Land Total		0

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
TOWNHOUSE CONDO	1885	1037	B 100	142,173	Avq.	65%	100%	100%	92,412	
						Outbuilding Total			92,412	
Acpt Land			0	Accepted Bldg		92,400	Total		92,400	

WISCASSET

Valuation Report

09/13/2022

Name: SEWALL, DONALD R

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SEWELL, NANCY E

Map/Lot:

U01-011-010

Account: 1142 Card: 1 of 1

Location: 35 SUMMER STREET APT. #10

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 08/05/2019
Topography	Level	Sale Price 92,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4492P0201
 Reference 2 U-01-011/10 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	.00		100%		0
Total Acres 0.00				Land Total		0

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
TOWNHOUSE CONDO	1885	444	B 100	130,580	Avq.	65%	100%	100%	84,877	
							Outbuilding Total			84,877
Acpt Land			0	Accepted Bldg		84,900	Total		84,900	

WISCASSET

Valuation Report

09/13/2022

Name: HUBBARD, RICHARD L

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HUBBARD, CATHERINE H

Map/Lot:

U01-011-011

Account: 1143 Card: 1 of 1

Location: 35 SUMMER STREET APT. #11

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 09/11/2017
Topography	Level	Sale Price 132,000
Utilities	All Public	Sale Type Buildings Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4678P0302
 Reference 2 U-01-011/11 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	.00		100%		0
Total Acres 0.00				Land Total		0

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
TOWNHOUSE CONDO	1900	899	B 100	139,475	Avq.	65%	100%	100%	90,659	
							Outbuilding Total			90,659
Acpt Land			0	Accepted Bldg		90,700	Total		90,700	

WISCASSET

Valuation Report

09/13/2022

Name: KEOCHAKIAN, SIMON V. & JOAN G.,
CO-TRUSTEES OF SIMON & JOAN

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Account: 1144 Card: 1 of 1

Map/Lot:
Location:

U01-011-012
35 SUMMER STREET APT. #12

Neighborhood VILLAGE

Zoning/Use RESIDENTIAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 07/17/2012
Sale Price 57,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B2610P0287 B4555P0059

Reference 2 U-01-011/12 0000000000

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	.00		100%		0
Total Acres 0.00						0
						Land Total
						0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
TOWNHOUSE CONDO	1885	953	B 100	140,531	Avq.	65%	100%	100%	91,345
Outbuilding Total									91,345

Acpt Land

0

Accepted Bldg

91,300

Total

91,300

Name: MEISEL, ANDREW AW J/T

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MEISEL, MARTIN & MARTHA

Map/Lot:

U01-012

Account: 1145 Card: 1 of 1

Location: 9 WASHINGTON STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 03/22/2007
Topography	Level	Sale Price 185,400
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B3827P0097
 Reference 2 U-01-012/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.17	Acres-HS Size Adj	11,000.00	1,870	100%		1,870
Total Acres 0.17					Land Total	111,870

Dwelling Description				Replacement Cost New	
Conventional	Two & 1/2 Story	660 Sqft	Grade B 100	Base	117,290
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-1,886
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	10	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1870	2007	TYPICAL	Old Type	Average	Typical	115,404			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	65%	100%	100%	75,013				
Outbuildings/Additions/Improvements							Percent Good		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1870	117	B 100	8,444	Avq.	65%	100%	100%	5,489
Frame Shed	1992	80	D 100	421	Avq.	85%	100%	100%	358
TWO STORY FRAME	1990	336	B 100	39,524	Avq.	84%	100%	100%	33,200
Finished Attic	2007	165	B 100	3,048	Avq.	92%	100%	100%	2,804
2,505 SFLA						Outbuilding Total			41,851
Acpt Land		111,900	Accepted Bldg		116,900	Total		228,800	

WISCASSET
 Name: DAVIS, HELEN I
 DAVIS, DENNIS A

Valuation Report

09/13/2022

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Map/Lot: U01-013

Account: 1146 Card: 1 of 1

Location: 4 UNION STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 09/17/2016
Topography	Level	Sale Price 135,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4700P0141
 Reference 2 U-01-013/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.10	Acres-HS Size Adj	11,000.00	1,100	100%		1,100
Total Acres 0.10					Land Total	111,100

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	484 Sqft	Grade C 105	Base		65,671
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	50% Forced Warm	Cooling	0% None	Heat		-2,368
Rooms	5	HEARTH				
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		2,386
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,361
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1918	0	OLD TYPE	Old Type	Average	Typical	71,050
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	46,183
Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Encl Frame Porch	1918	96	C 105	3,670	Avq.	2,386
ONE STORY FRAME	2017	91	C 100	5,711	Avq.	5,254
1.25 ST GARAGE..	1940	624	C 100	27,377	Avq.	17,795
938 SFLA						
Outbuilding Total						25,435

Acpt Land 111,100 **Accepted Bldg** 71,600 **Total** 182,700

WISCASSET
 Name: ADAMS, LINDA C J/T
 ADAMS, BRIAN

Valuation Report

09/13/2022

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Account: 1147 Card: 1 of 1

Map/Lot: U01-014
 Location: 6 UNION STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 07/11/2013
Topography	Level	Sale Price 183,200
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4687P0280
 Reference 2 U-01-014/00 0000000000
 Tran/Land/Bldg 6 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.14	Acres-HS Size Adj	11,000.00	1,540	100%		1,540
Total Acres 0.14					Land Total	111,540

Dwelling Description				Replacement Cost New		
Conventional	Two Story	837 Sqft	Grade B 95	Base		130,388
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement		-4,545
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	8	HEARTH				
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		6,205
Attic	Floor & Stairs			Attic		1,558
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-2,597
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1822	0	TYPICAL	TYPICAL	Average	Typical	131,009			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		65%	100%	100%	85,156		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1822	48	B 95	1,312	Good	80%	100%	100%	1,050
Open Frame Porch	1822	44	B 95	1,224	Good	80%	100%	100%	979
Frame Garage	1970	280	C 100	9,751	Avq.	74%	100%	100%	7,216
Wood Deck	2000	92	C 100	1,088	Avq.	89%	100%	100%	968
ONE STORY FRAME	1822	261	B 95	17,895	Good	80%	100%	100%	14,316
1,935 SFLA						Outbuilding Total			24,529
Acpt Land		111,500		Accepted Bldg		109,700		Total	221,200

Valuation Report

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 03/09/2011
Topography	Level	Sale Price 185,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4382P251
 Reference 2 U-01-015/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.20	Acres-HS Size Adj	11,000.00	2,200	100%		2,200
Total Acres 0.20					Land Total	112,200

Dwelling Description				Replacement Cost New	
Colonial	Two Story	898 Sqft	Grade B 100	Base	165,218
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,919
Attic	Full Finished			Attic	12,881
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,933
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1820	0	TYPICAL	Old Type	Above Average	Typical	179,085	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		75%	100%	100%	134,314

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1 & 1/2 STORY FR	1924	180	B 100	16,368	Avq+	75%	100%	100%	12,276
ONE STORY FRAME	1924	135	B 100	9,744	Avq+	75%	100%	100%	7,308
1.25 ST GARAGE..	1924	552	B 100	28,299	Avq+	75%	100%	100%	21,224
2,201 SFLA						Outbuilding Total			40,808

Acpt Land	112,200	Accepted Bldg	175,100	Total	287,300
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WISCASSET
 Name: HANLEY, TIMOTHY P J/T
 HANLEY, LORI K

Valuation Report

09/13/2022

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Map/Lot: U01-016

Account: 1149 Card: 1 of 1

Location: 14 UNION STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 04/24/2001
Topography	Above Street	Sale Price 163,500
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2668P0274 (04/01)
 Reference 2 U-01-016/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.57	Acres-Influence W Size Adj	17,500.00	9,975	100%		9,975
Total Acres 0.57						Land Total 184,975

Dwelling Description				Replacement Cost New		
Colonial	Two Story	1,892 Sqft	Grade B 100	Base		348,099
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement		-5,407
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	12	HEARTH				
Bedrooms	6	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		2,613
Attic	Floor & Stairs			Attic		3,708
FirePlaces	4			Fireplace		11,778
Insulation	Minimal			Insulation		-6,179
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1786	2003	TYPICAL	Old Type	Fair	Typical	354,612			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete		None		42%	80%	100%	119,150		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST SHED....	1786	432	C 100	3,024	Fair	42%	100%	100%	1,270
Open Frame Porch	1786	80	C 100	1,849	Fair	42%	100%	100%	777
Frame Shed	2002	120	C 100	734	Avq-	80%	100%	100%	587
Frame Garage	1	288	D 100	8,542	Fair	42%	100%	100%	3,588
Frame Shed	2016	192	D 100	1,010	Avq.	92%	100%	100%	929
3,784 SFLA									Outbuilding Total 7,151
Acpt Land		185,000		Accepted Bldg		126,300		Total 311,300	

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 02/21/2017
Topography	Level	Sale Price 157,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B1915P0327
 Reference 2 U-01-018/00 0000000000
 Tran/Land/Bldg 8 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.12	Acres-HS Size Adj	11,000.00	1,320	100%		1,320
Total Acres 0.12					Land Total	111,320

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	600 Sqft	Grade B 95	Base		82,229
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5	HEARTH				
Bedrooms	2	Add Fixtures	1			
Baths	3	Half Baths	0	Plumbing		8,688
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-1,396
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1850	0	TYPICAL	TYPICAL	Average	Typical	89,521			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		65%	100%	100%	58,189		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1960	418	B 95	33,835	Avq.	65%	100%	100%	21,993
1S AD/GAR.....	1960	440	B 95	33,637	Avq.	65%	100%	100%	21,864
Wood Deck	1960	60	B 95	832	Avq.	65%	100%	100%	541
1 Story/BASEMENT	1850	240	B 95	19,427	Avq.	65%	100%	100%	12,628
Wood Deck	2017	192	C 100	2,108	Avq.	92%	100%	100%	1,939
Wood Deck	2017	48	C 100	640	Avq.	92%	100%	100%	589
1,558 SFLA						Outbuilding Total			59,554
Acpt Land		111,300		Accepted Bldg		117,700		Total	229,000

Name: WASHBURN, JOHN B J/T

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WASHBURN, LARI G

Map/Lot: U01-019

Account: 1152 Card: 1 of 1

Location: 14 FEDERAL STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 10/29/2002
Topography	Level	Sale Price 264,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2939P0225 (10/02)
 Reference 2 U-01-019/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 6 50 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.15	Acres-HS Size Adj	11,000.00	1,650	100%		1,650
Total Acres 0.15					Land Total	111,650

Dwelling Description				Replacement Cost New	
Colonial	Two Story	800 Sqft	Grade B 100	Base	147,188
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet None	Basement	-9,145
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	10,451
Attic	1/2 Finished			Attic	5,960
FirePlaces	6			Fireplace	15,715
Insulation	None			Insulation	-2,613
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1763	0	TYPICAL	TYPICAL	Above Average	Typical	167,556
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	100%	100%	125,667	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	1763	400	B 100	47,053	Avq+	75%	100%	100%	35,290
ONE STORY FRAME	1763	144	B 100	10,393	Avq+	75%	100%	100%	7,795
Frame Shed	1763	216	B 100	1,520	Avq+	75%	100%	100%	1,140
2,544 SFLA									
Outbuilding Total									44,225

Acpt Land	111,700	Accepted Bldg	169,900	Total	281,600
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Name: RILEY, MICHAEL T

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GURALL, KATHLEEN A

Map/Lot:

U01-020

Account: 1153 Card: 1 of 1

Location:

18 FEDERAL STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 06/25/2020
Topography	Level	Sale Price 136,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B0629P0396 B4072P301
 Reference 2 U-01-020/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.33	Acres-Influence W Size Adj	17,500.00	5,775	100%		5,775
Total Acres 0.33					Land Total	180,775

Dwelling Description				Replacement Cost New	
Colonial	Two Story	768 Sqft	Grade B 100	Base	141,300
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,919
Attic	1/2 Finished			Attic	5,804
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1891	0	TYPICAL	TYPICAL	Good	Typical	151,023
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		80%	100% 100%	120,818

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1 & 1/2 STORY FR	1891	280	B 100	25,461	Good	80%	100%	100%	20,369
ONE STORY FRAME	1960	75	B 100	5,413	Good	80%	100%	100%	4,330
Frame Shed	1920	234	D 100	1,232	Poor	25%	100%	100%	308
2,031 SFLA									25,007

Acpt Land	180,800	Accepted Bldg	145,800	Total	326,600
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Name: TYRPAK, CARYL J

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RAUSEO, ANTHONY M JR.

Map/Lot: U01-021

Account: 1154 Card: 1 of 1

Location: 22 FEDERAL STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 03/22/2019
Topography	Level	Sale Price 205,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3766P0205
 Reference 2 U-01-021/00 0000000000
 Tran/Land/Bldg 8 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.19	Acres-Influence W Size Adj	17,500.00	3,325	100%		3,325
Total Acres 0.19					Land Total	178,325

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	911 Sqft	Grade B 95	Base		131,184
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement		-4,946
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	50% Hot Water BB	Cooling	0% None	Heat		-4,637
Rooms	7	HEARTH		HEARTHS		0
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		6,205
Attic	None			Attic		0
FirePlaces	2			Fireplace		7,448
Insulation	Minimal			Insulation		-2,473
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1850	2001	GOOD	TYPICAL	Average	Typical	132,781				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
STYLE.....	None	65%	90%	100%	77,677					
Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Bay Window	1878	8	B 95	548	Avq.	65%	100%	100%	356	
1.75 ST GARAGE..	1878	448	C 100	31,293	Avq.	65%	100%	100%	20,340	
ONE STORY FRAME	2001	78	B 95	5,348	Avq.	65%	100%	100%	3,476	
Wood Deck	2001	154	C 100	1,721	Avq.	89%	100%	100%	1,532	
Open Frame Porch	2001	60	C 100	1,444	Avq.	89%	100%	100%	1,285	
Frame Shed	1878	176	C 100	1,077	Avq.	65%	100%	100%	700	
1,680 SFLA						Outbuilding Total			27,689	
Acpt Land		178,300		Accepted Bldg		105,400		Total		283,700

Name: WELLS, PETER H J/T

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WELLS, TERRELL J

Map/Lot:

U01-022

Account: 1155 Card: 1 of 1

Location:

26 FEDERAL STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 06/06/2013
Topography	LevelRolling	Sale Price 280,000
Utilities	Public WaterPublic Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B4672P0084		
Reference 2	U-01-022/00 0000000000		
Tran/Land/Bldg	0	1	11
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50	0	0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.16	Acres-Influence W Size Adj	17,500.00	2,800	100%		2,800
Total Acres 0.16					Land Total	177,800

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	957 Sqft	Grade B 100	Base	138,058
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	9,145
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	0	GOOD	TYPICAL	Good	Typical	147,203
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None		80%	100%	100%	117,762

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1820	286	B 100	20,641	Good	80%	100%	100%	16,513
Finished Attic	1820	286	B 100	5,282	Good	80%	100%	100%	4,226
ONE STORY FRAME	1820	104	B 100	7,506	Good	80%	100%	100%	6,005
Patio	1900	400	B 100	3,692	Avq.	65%	100%	100%	2,400
1,940 SFLA	Outbuilding Total								29,144

Acpt Land	177,800	Accepted Bldg	146,900	Total	324,700
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Name: DROBY, LUCIA (TRUSTEE)

Page 1676

BURNS, JAMES RICHARD (TRUSTEE)

Map/Lot:

U01-023

Account: 1156 Card: 1 of 1

Location:

62 PLEASANT STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 09/23/2011
Topography	Level	Sale Price 200,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4441P0320 B4442P0256

Reference 2 U-01-023/00 0000000000

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.29	Acres-HS Size Adj	11,000.00	3,190	100%		3,190
Total Acres 0.29					Land Total	113,190

Dwelling Description				Replacement Cost New		
Colonial	Two Story	720 Sqft	Grade B 105	Base		139,093
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	8	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	3	Half Baths	0	Plumbing		8,230
Attic	Floor & Stairs			Attic		1,481
FirePlaces	3			Fireplace		10,299
Insulation	Minimal			Insulation		-2,469
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1790	0	TYPICAL	TYPICAL	Above Average	Typical	156,634
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	100%	100%	117,476	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 STORY FR	1800	476	B 105	45,447	Avq+	75%	100%	100%	34,085
Open Frame Porch	1800	114	B 105	3,065	Avq+	75%	100%	100%	2,299
Wood Deck	1980	132	C 100	1,496	Avq.	79%	100%	100%	1,182
ONE STORY FRAME	1800	306	B 105	23,190	Avq+	75%	100%	100%	17,392
Frame Shed	1980	32	D 100	169	Avq.	79%	100%	100%	134
2.00 ST BARN....	1880	660	B 100	49,633	Avq.	65%	100%	100%	32,261
ONE STORY FRAME	2021	66	B 105	5,001	Avq.	92%	100%	100%	4,601
Wood Deck	2021	132	C 100	1,496	Avq.	92%	100%	100%	1,376
2,526 SFLA									93,330

Acpt Land	113,200	Accepted Bldg	210,800	Total	324,000
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Valuation Report

Map/Lot: U01-024

Account: 1157 Card: 1 of 1

Location: 12 WASHINGTON STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 12/16/2021
Topography	Level	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2557P0033
 Reference 2 U-01-024/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.17	Acres-HS Size Adj	11,000.00	1,870	100%		1,870
Total Acres 0.17					Land Total	111,870

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	468 Sqft	Grade B 95	Base		64,138
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5	HEARTH				
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,578
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	0	TYPICAL	TYPICAL	Average	Typical	69,716
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	45,315
Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
1 Story/BASEMENT	1900	500	B 95	40,472	Avq.	26,307
Open Frame Porch	1900	28	B 95	869	Avq.	565
1,202 SFLA						26,872
Outbuilding Total						26,872

Acpt Land 111,900 **Accepted Bldg** 72,200 **Total** 184,100

Valuation Report

Map/Lot: U01-025

Account: 1158 Card: 1 of 1

Location: 27 SUMMER STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 12/16/2021
Topography	Level	Sale Price 480,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B1035P0122
Reference 2 U-01-025/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.19	Acres-HS Size Adj	11,000.00	2,090	100%		2,090
Total Acres 0.19					Land Total	112,090

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	884 Sqft	Grade B 100	Base		127,527
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	7	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	3			Fireplace		9,809
Insulation	Minimal			Insulation		-2,165
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1800	0	TYPICAL	TYPICAL	Average	Typical	135,171			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		65%	100%	100%	87,861		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1850	324	B 100	23,384	Avq.	65%	100%	100%	15,200
Frame Garage	1970	418	B 100	14,828	Avq.	65%	100%	100%	9,638
1,650 SFLA						Outbuilding Total			24,838

Acpt Land	112,100	Accepted Bldg	112,700	Total	224,800
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Valuation Report

Neighborhood	VILLAGE	Sale Data
Zoning/Use	COMMERCIAL RES	Sale Date 04/22/2002
Topography	Level	Sale Price 300,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Other Non Valid

Reference 1 B2849P0034 (04/02)
 Reference 2 U-01-026/00 0000000000
 Tran/Land/Bldg 1 1 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	213,750	213,750	100%		213,750
0.27	Acres-Commercial Size Adj	11,250.00	3,038	100%		3,038
					Land Total	216,788

Dwelling Description				Replacement Cost New		
Colonial	Two Story	1,505 Sqft	Grade AA100	Base		373,209
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Steam	Cooling	0% None	Heat		0
Rooms	13	HEARTH				
Bedrooms	7	Add Fixtures	0			
Baths	7	Half Baths	2	Plumbing		38,738
Attic	Full Finished			Attic		25,378
FirePlaces	3			Fireplace		13,221
Insulation	Minimal			Insulation		-6,625
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1845	2002	TYPICAL	TYPICAL	Above Average	Typical	443,921
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		75%	100%	100%
						332,941

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1845	657	AA100	63,911	Avq+	75%	100%	100%	47,933
Open Frame Porch	1845	120	AA100	4,121	Avq+	75%	100%	100%	3,091
1 Story/BASEMENT	1845	1168	AA100	134,132	Avq+	75%	100%	100%	100,599
1.5 Story/BSMT	1845	836	AA100	117,140	Avq+	75%	100%	100%	87,855
Unfinished Attic	1845	810	AA100	5,475	Avq+	75%	100%	100%	4,106
ONE STORY FRAME	1845	84	AA100	8,172	Avq+	75%	100%	100%	6,129
Frame Bay Window	1845	28	AA100	2,723	Avq+	75%	100%	100%	2,042
BSMT ENTRY.....	1845	35	AA100	663	Avq+	75%	100%	100%	497
Frame Shed	1845	224	AA100	2,125	Avq+	75%	100%	100%	1,594
Open Frame Porch	1845	36	AA100	1,485	Avq+	75%	100%	100%	1,114
Outbuilding Total									254,960

Acpt Land	216,800	Accepted Bldg	587,900	Total	804,700
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Name: MUELLER(TRUSTEE), ELIZABETH M

Page 1680

MAREAN, PAUL M

Map/Lot:

U01-027

Account: 1160 Card: 1 of 1

Location:

191 MAIN STREET

Neighborhood VILLAGE

Zoning/Use RESIDENTIAL
Topography Level
Utilities All Public
Street Paved

Reference 1 B2843P0215 B4766P0159

Reference 2 U-01-027/00 0000000000

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 101

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value and 0.29 Acres-HS Size Adj.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Value, Condition, Replacement Cost, Total Value. Rows include Colonial, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1794, 0, OLD TYPE, Old Type, Below Average, Typical, 281,448.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include 1 & 3/4 STORY FR, Open Frame Porch, Wood Deck, 1.50 ST BARN...., 3,869 SFLA.

Summary row: Acpt Land 113,200 Accepted Bldg 214,900 Total 328,100

Name: LUDWIG, STEPHEN J

Page 1681

LUDWIG, CECILIA GAVIN

Map/Lot: U01-028

Account: 1161 Card: 1 of 1

Location: 161 MAIN STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 11/06/2020
Topography	Level	Sale Price 498,500
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3377P0117 (10/04)
 Reference 2 U-01-028/00 0000000000
 Tran/Land/Bldg 6 2 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	80%		88,000
0.19	Acres-HS Size Adj	11,000.00	2,090	100%		2,090
Total Acres 0.19					Land Total	90,090

Dwelling Description				Replacement Cost New	
Colonial	Two Story	1,080 Sqft	Grade A 105	Base	243,110
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-7,552
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	100% None	Heat	0
Rooms	11	HEARTH			
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	2	Plumbing	6,393
Attic	Floor & Stairs			Attic	2,589
FirePlaces	5			Fireplace	16,819
Insulation	Minimal			Insulation	-4,316
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1799	2005	TYPICAL	TYPICAL	Good	Typical	257,043
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
LAYOUT.....	None	80%	90%	100%	185,071	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	2005	549	B 100	71,734	Avq.	91%	100%	100%	65,278
ONE STORY FRAME	1799	18	A 105	1,590	Good	80%	90%	100%	1,145
Open Frame Porch	1799	84	A 105	2,715	Good	80%	90%	100%	1,955
Open Frame Porch	1799	260	A 105	7,730	Good	80%	90%	100%	5,566
1/2S AD/GAR.....	1975	832	B 100	41,279	Good	88%	100%	100%	36,326
Open Frame Porch	2005	12	B 100	543	Avq.	91%	100%	100%	494
1 Story/BASEMENT	2005	84	B 100	7,158	Avq.	91%	100%	100%	6,514
Wood Deck	2005	84	B 100	1,158	Avq.	91%	100%	100%	1,054
TWO STORY FRAME	2005	78	B 100	9,176	Avq.	91%	100%	100%	8,350
3,516 SFLA									
Outbuilding Total									126,682

Acpt Land	90,100	Accepted Bldg	311,800	Total	401,900
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WISCASSET
 Name: WISCASSET, TOWN OF
 SUNKEN GARDEN

Valuation Report

09/13/2022

Page 1682

Account: 1162 Card: 1 of 1

Map/Lot:
 Location:

U01-029
 151 MAIN STREET

Neighborhood VILLAGE
 Zoning/Use RESIDENTIAL
 Topography Level
 Utilities Public Water
 Street Paved

Reference 1 B2737P0282 9/01
 Reference 2 U-01-029/00 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000	
0.29	Acres-HS Size Adj	11,000.00	3,190	100%		3,190	
Total Acres 0.29					Land Total	113,190	
Acpt Land		113,200	Accepted Bldg		0	Total	113,200

Valuation Report

Map/Lot: U01-030

Account: 1163 Card: 1 of 1

Location: 8 FEDERAL STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 03/28/2022
Topography	Level	Sale Price 600,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3614P0251 (01/06)
 Reference 2 U-01-030/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.27	Acres-HS Size Adj	11,000.00	2,970	100%		2,970
Total Acres 0.27						Land Total 112,970

Dwelling Description				Replacement Cost New		
Colonial	Two Story	1,036 Sqft	Grade B 110	Base		209,669
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% Heat Pump	Heat		0
Rooms	10	HEARTH				
Bedrooms	4	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		2,874
Attic	Floor & Stairs			Attic		2,233
FirePlaces	1			Fireplace		6,458
Insulation	Minimal			Insulation		-3,722
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1784	2009	OLD TYPE	Old Type	Good	Typical	217,512
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		80%	100% 100%	174,010

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
TWO STORY FRAME	1784	528	B 110	68,321	Good	80%	100%	100%	54,657
Frame Shed	1784	60	B 110	464	Good	80%	100%	100%	371
STORE FRAME.....	1784	1440	B 110	172,488	Good	80%	100%	100%	137,990
ONE STORY FRAME	1784	240	B 110	19,053	Good	80%	100%	100%	15,242
STORE FRAME.....	1784	1440	B 110	172,488	Good	80%	50%	100%	68,995
Wood Deck	2006	70	B 100	994	Good	80%	100%	100%	795
Frame Garage	2009	484	B 100	16,558	Avq.	92%	100%	100%	15,233
Unfinished Attic	2009	484	B 100	2,426	Avq.	92%	100%	100%	2,232
Wood Deck	2010	240	C 100	2,598	Avq.	92%	100%	100%	2,390
3,368 SFLA									Outbuilding Total 297,905

Acpt Land	113,000	Accepted Bldg	471,900	Total	584,900
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Neighborhood VILLAGE

Zoning/Use RESIDENTIAL
Topography Level
Utilities All Public
Street Paved

Reference 1 B2737P0278 5/01
Reference 2 U-01-031/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 6 50 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.30	Acres-HS Size Adj	11,000.00	3,300	100%		3,300
					Land Total	113,300

Dwelling Description

Replacement Cost New

Colonial	Two Story	760 Sqft	Grade B 100	Base	139,828
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-2,172
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,919
Attic	Floor & Stairs			Attic	1,489
FirePlaces	3			Fireplace	9,809
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1834	0	OLD TYPE	Old Type	Average	Typical	152,873
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	99,367

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1.5 Story/BSMT	1834	322	B 100	33,475	Avq.	65%	100%	100%	21,759
1.5 Story/BSMT	1834	180	B 100	18,713	Avq.	65%	100%	100%	12,163
1 Story/BASEMENT	1834	75	B 100	6,391	Avq.	65%	100%	100%	4,154
Frame Shed	1834	299	C 100	1,830	Avq-	57%	90%	100%	939
2.00 ST BARN....	1834	620	C 100	40,967	Avq-	57%	90%	100%	21,016
1 ST BARN.....	1834	372	C 100	11,216	Avq-	57%	90%	100%	5,754
Patio	1834	240	B 100	2,284	Avq.	65%	100%	100%	1,485
Frame Shed	2009	80	C 100	490	Avq.	92%	100%	100%	451
Outbuilding Total									67,721

Acpt Land	113,300	Accepted Bldg	167,100	Total	280,400
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Neighborhood VILLAGE

Zoning/Use BUSINESS
Topography Level
Utilities All Public
Street Paved

Reference 1 B0544P0265
Reference 2 U-01-032/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 18 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	213,750	213,750	100%		213,750
0.35	Acres-Commercial Size Adj	11,250.00	3,938	100%		3,938
					Land Total	217,688

Dwelling Description

Replacement Cost New

Conventional	Three Story	1,872 Sqft	Grade A 100	Base	410,445
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	16	HEARTH		HEARTHS	0
Bedrooms	8	Add Fixtures	0		
Baths	4	Half Baths	2	Plumbing	19,789
Attic	None			Attic	0
FirePlaces	8			Fireplace	22,900
Insulation	Minimal			Insulation	-10,686
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1807	0	OLD TYPE	Old Type	Above Average	Typical	442,448
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		75%	100%	100%
						331,836

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1807	120	A 100	18,270	Avq+	75%	100%	100%	13,702
ONE STORY FRAME	1807	300	A 100	25,230	Avq+	75%	100%	100%	18,922
ONE STORY FRAME	1807	42	A 100	3,532	Avq+	75%	100%	100%	2,649
ONE STORY FRAME	1807	32	A 100	2,691	Avq+	75%	100%	100%	2,018
Encl Frame Porch	1807	270	A 100	12,296	Avq+	75%	100%	100%	9,222
2.00 ST BARN....	1807	1680	C 100	99,034	Avq.	65%	100%	100%	64,372
Frame Shed	1807	756	C 100	4,627	Avq.	65%	100%	100%	3,008
Unfin Basement	1807	756	C 100	3,024	Avq.	65%	100%	100%	1,966
Open Frame Porch	1807	40	A 100	1,392	Avq+	75%	100%	100%	1,044
6,230 SFLA									116,903

Acpt Land	217,700	Accepted Bldg	448,700	Total	666,400
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Neighborhood	VILLAGE	Sale Data
Zoning/Use	BUSINESS	Sale Date 04/13/2017
Topography	Level	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Distressed Sale

Reference 1 B3208P0155 (12/03)
 Reference 2 U-01-033/00 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	213,750	213,750	100%		213,750
0.10	Acres-Commercial Size Adj	11,250.00	1,125	100%		1,125
Total Acres 0.10					Land Total	214,875

Dwelling Description				Replacement Cost New	
Conventional	One Story	480 Sqft	Grade B 100	Base	50,178
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	800 Sqft, Grade D	Basement Gar	None	Fin Bsmt	30,637
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-2,547
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,613
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-784
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1770	2008	None	TYPICAL	Below Average	Typical	80,097
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		None		57%	68%	100%
						31,046

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
STORE FRAME.....	1770	637	B 100	69,366	Avq+	75%	100%	100%	52,024
STORE FRAME.....	1770	372	B 100	40,509	Avq+	75%	100%	100%	30,382
Frame Shed	1990	152	B 100	1,070	Avq.	84%	100%	100%	899
STORE FRAME.....	1770	480	C 100	45,451	Avq-	57%	100%	100%	25,907
BSMT	1770	42	C 100	514	Avq.	65%	100%	100%	334
Wood Deck	2008	28	C 100	436	Avq.	92%	100%	100%	401
ONE STORY FRAME	2008	175	B 100	12,630	Avq.	92%	100%	100%	11,620
655 SFLA									
Outbuilding Total									121,567

Acpt Land	214,900	Accepted Bldg	152,600	Total	367,500
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Name: MCCOY, HARRY G

Page 1687

MCCOY, FRANCOISE B

Map/Lot:

U01-034

Account: 1167 Card: 1 of 1

Location:

101 MAIN STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RES. USE in BUS ZONE	Sale Date 06/19/2017
Topography	Level	Sale Price 550,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2990P0091 (01/03)
 Reference 2 U-01-034/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	213,750	213,750	80%		171,000
0.20	Acres-Commercial Size Adj	11,250.00	2,250	100%		2,250
Total Acres 0.20						Land Total 173,250

Dwelling Description				Replacement Cost New	
Colonial	Two Story	1,008 Sqft	Grade B 100	Base	185,457
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	60% Hot Water BB	Cooling	0% None	Heat	-4,938
Rooms	8	HEARTH			
Bedrooms	5	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,226
Attic	Floor & Stairs			Attic	1,975
FirePlaces	7			Fireplace	17,684
Insulation	None			Insulation	-3,292
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1785	0	TYPICAL	Old Type	Average	Typical	202,112			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	65%	100%	100%	131,373				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1875	564	B 100	40,707	Avq.	65%	100%	100%	26,460
Finished Attic	1875	564	B 100	10,417	Avq.	65%	100%	100%	6,771
Open Frame Porch	1875	192	B 100	4,735	Avq.	65%	100%	100%	3,078
Encl Frame Porch	1875	96	B 100	4,019	Avq.	65%	100%	100%	2,612
1S AD/GAR.....	1875	600	C 100	40,758	Avq.	65%	100%	100%	26,493
2,806 SFLA									Outbuilding Total 65,414
Acpt Land		173,300	Accepted Bldg		196,800	Total		370,100	

WISCASSET
 Name: WISCASSET, TOWN OF
 PARKING LOT

Valuation Report

09/13/2022

Page 1688

Account: 1168 Card: 1 of 1

Map/Lot:
 Location:

U01-035
 MIDDLE STREET

Neighborhood VILLAGE

Zoning/Use BUSINESS
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B0000P0000
 Reference 2 U-01-035/00 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Commercial	213,750	213,750	60%		128,250	
0.15	Acres-Commercial Size Adj	11,250.00	1,688	100%		1,688	
Total Acres 0.15					Land Total	129,938	
Acpt Land		129,900	Accepted Bldg		0	Total	129,900

Valuation Report

Map/Lot: U01-036

Account: 1169 Card: 1 of 1

Location: 15 FEDERAL STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	BUSINESS	Sale Date 12/19/2012
Topography	Level	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B4612P0252
 Reference 2 U-01-036/00 0000000000
 Tran/Land/Bldg 8 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	213,750	213,750	60%		128,250
0.79	Acres-Commercial Size Adj	11,250.00	8,888	100%		8,888
Total Acres 0.79					Land Total	137,138

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
APT	1800	2622	A 110	242,556	Avq.	65%	80%	100%	126,129
APT	1800	2622	A 110	242,556	Avq.	65%	80%	100%	126,129
APT	1800	1048	A 110	96,949	Avq.	65%	80%	100%	50,414
Unfin Basement	1800	2622	A 110	43,789	Avq.	65%	80%	100%	22,770
Open Frame Porch	2020	120	A 110	3,920	Avq.	92%	80%	100%	2,885
APT	1967	1280	A 110	118,410	Avq.	72%	80%	100%	68,204
APT	1967	480	A 110	44,404	Avq.	72%	80%	100%	25,577
OFFICE WOOD.....	1967	1219	A 110	112,768	Avq.	72%	80%	100%	64,954
Outbuilding Total									487,062
Acpt Land		137,100	Accepted Bldg		487,100		Total		624,200

Valuation Report

Map/Lot: U01-037

Account: 1170 Card: 1 of 1

Location: 85 MAIN STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	BUSINESS	Sale Date 06/30/2004
Topography	Rolling	Sale Price 650,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Split/Assemblage

Reference 1 B3316P0269 (06/04)
 Reference 2 U-01-037/00 0000000000
 Tran/Land/Bldg 6 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	213,750	213,750	100%		213,750
0.10	Acres-Commercial Size Adj	11,250.00	1,125	100%		1,125
Land Total						214,875

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
BSMT UNFINISHED.	1880	3000	B 100	39,088	Avq.	65%	65%	100%	16,515	
STORE FRAME.....	1880	3000	B 100	326,680	Avq+	75%	65%	100%	159,256	
APT	1880	3000	B 100	216,522	Avq+	75%	90%	100%	146,153	
Unfinished Attic	1880	1500	B 100	7,521	Avq+	75%	65%	100%	3,667	
Outbuilding Total									325,591	
Acpt Land		214,900		Accepted Bldg		325,600		Total		540,500

Neighborhood	VILLAGE	Sale Data
Zoning/Use	BUSINESS	Sale Date 06/30/2004
Topography	Rolling	Sale Price 650,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Conventional
		Verified Other Source
		Validity Split/Assemblage

Reference 1 B3316P0269 (06/04)
 Reference 2 U-01-038/00 0000000000
 Tran/Land/Bldg 6 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	213,750	213,750	100%		213,750
0.04	Acres-Commercial Size Adj	11,250.00	450	100%		450
Total Acres 0.04					Land Total	214,200

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
BSMT UNFINISHED.	1880	1452	C 100	16,451	Avq.	65%	65%	100%	6,950
STORE FRAME.....	1880	1452	C 100	137,490	Avq+	75%	65%	100%	67,027
OFFICE WOOD.....	1880	1452	C 100	91,128	Avq+	75%	65%	100%	44,425
						Outbuilding Total			118,402
Accpt Land		214,200	Accepted Bldg		118,400	Total		332,600	

WISCASSET
 Name: WAWENOCK, LLC.

Valuation Report

09/13/2022

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Map/Lot: U01-039

Account: 1172 Card: 1 of 1

Location: 63 MAIN STREET

Neighborhood VILLAGE

Zoning/Use BUSINESS
 Topography Rolling
 Utilities All Public
 Street Paved

Reference 1 B3345P0036 (08/04)

Reference 2 U-01-039/00 0000000000

Tran/Land/Bldg 8 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Commercial	213,750	213,750	100%		213,750	
0.09	Acres-Commercial Size Adj	11,250.00	1,013	100%		1,013	
Total Acres 0.09						Land Total	214,763

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
BSMT UNFINISHED.	1880	2962	D 100	28,861	Fair	42%	75%	100%	9,092
STORE MASONRY...	0	2962	C 100	295,282	Avq.	65%	75%	100%	143,950
OFFICE MASONRY..	0	2150	D 100	126,472	Avq-	57%	50%	100%	36,044
APT	0	2150	D 100	116,043	Avq-	57%	50%	100%	33,072

Outbuilding Total 222,158

Acpt Land	214,800	Accepted Bldg	222,200	Total	437,000
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WISCASSET

Valuation Report

09/13/2022

Name: ROBINSON, MATTHEW BURWELL J/T

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ROBINSON, HELEN RUTH

Map/Lot:

U01-040

Account: 1173 Card: 1 of 1

Location:

55 MAIN STREET

Neighborhood VILLAGE

Zoning/Use BUSINESS
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 10/30/2014
Sale Price 300,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4833P0136
Reference 2 U-01-040/00 0000000000
Tran/Land/Bldg 1 2 12
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 101

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Commercial and 0.06 Acres-Commercial Size Adj.

Outbuildings/Additions/Improvements

Table with 11 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Percent Good (Func, Econ), Value Rcnld. Rows include BSMT BANK and BANK MS AV.

Acpt Land 214,400 Accepted Bldg 123,800 Total 338,200

Neighborhood VILLAGE

Zoning/Use BUSINESS
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B0910P0030
 Reference 2 U-01-041/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	213,750	213,750	60%		128,250
0.05	Acres-Commercial Size Adj	11,250.00	563	100%		563
Total Acres 0.05						Land Total 128,813

Dwelling Description

Replacement Cost New

Other	One Story	1,112 Sqft	Grade B 95	Base	99,389
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-16,388
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	2	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,241
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1860	0	Obsolete	Obsolete	Above Average	Typical	84,242			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		75%	95%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1860	228	B 95	1,524	Avq+	75%	95%	100%	1,086
1,112 SFLA						Outbuilding Total			1,086

Acpt Land 128,800 **Accepted Bldg** 61,100 **Total** 189,900

WISCASSET

Valuation Report

09/13/2022

Name: STETSON, DAVID W J/T

Page 1695

STETSON, LINDA C

Map/Lot:

U01-042

Account: 1175 Card: 1 of 2

Location: 54 WATER STREET

Neighborhood VILLAGE

Zoning/Use BUSINESS
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 03/29/2006
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B1267P0162 B3653P318
Reference 2 U-01-042/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 101

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Commercial and 0.14 Acres-Commercial Size Adj.

Outbuildings/Additions/Improvements

Table with 11 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Percent Good, Value Rcnld. Rows include OFFICE WOOD, APT, and BSMT UNFINISHED.

Outbuilding Total 93,280

Acpt Land 129,800 Accepted Bldg 93,300 Total 223,100

WISCASSET

Valuation Report

09/13/2022

Name: STETSON, DAVID W J/T

Page 1696

STETSON, LINDA C

Map/Lot:

U01-042

Account: 1175 Card: 2 of 2

Location: 54 WATER STREET

Neighborhood VILLAGE

Zoning/Use BUSINESS

Topography Level

Utilities All Public

Street Paved

Sale Data	
Sale Date	03/29/2006
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B1267P0162

Reference 2 U-01-042/00 0000000000

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 101

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
STORE FRAME.....	1987	1100	C 100	104,159	Ava.	82%	100%	100%	85,410
Wood Deck	2002	42	C 100	578	Ava.	90%	100%	100%	520
Patio	1987	132	C 100	1,160	C Gr	90%	100%	100%	1,044
APT	1987	550	C 100	34,518	Ava.	82%	100%	100%	28,305
Outbuilding Total									115,279
Acpt Land			0	Accepted Bldg		115,300	Total		115,300

WISCASSET

Valuation Report

09/13/2022

Name: STETSON, DAVID W J/T

Page 1697

STETSON, LINDA C

Map/Lot:

U01-042

Account: 1175

Location:

54 WATER STREET

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	129,800	93,300	223,100	129,800	93,300	223,100
2	0	115,300	115,300	0	115,300	115,300
TOTAL	129,800	208,600	338,400	129,800	208,600	338,400

Name: STETSON, DAVID W J/T

STETSON, LINDA C

Map/Lot:

U01-043

Account: 1176 Card: 1 of 1

Location:

58 WATER STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	BUSINESS	Sale Date 03/29/2006
Topography	Above Street	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B1415P0197 B3653P0316
 Reference 2 U-01-043/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	213,750	213,750	60%		128,250
0.07	Acres-Commercial Size Adj	11,250.00	788	100%		788
Total Acres 0.07					Land Total	129,038

Dwelling Description				Replacement Cost New		
Multi Family	Two Story	720 Sqft	Grade B 95	Base		112,162
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt		3,896
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	7	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	3	Half Baths	0	Plumbing		9,929
Attic	Floor & Stairs			Attic		1,340
FirePlaces	0			Fireplace		0
Insulation	Capped Only			Insulation		-223
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1860	0	TYPICAL	TYPICAL	Average	Typical	127,104			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		65%	96% 100%	79,313			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1860	360	B 95	44,686	Avq.	65%	96%	100%	27,884
Wood Deck	2000	54	C 100	701	Avq.	89%	100%	100%	624
2,160 SFLA	Outbuilding Total								28,508

Acpt Land 129,000 **Accepted Bldg** 107,800 **Total** 236,800

Name: WHITFIELD, STEPHEN L J/T

Page 1699

WHITFIELD, JANET L

Map/Lot:

U01-044

Account: 1177 Card: 1 of 1

Location:

60 WATER STREET

Neighborhood VILLAGE

Zoning/Use RES. USE in BUS ZONE
Topography Above Street
Utilities All Public
Street Paved

Reference 1 B0944P0072 B4537P0075
Reference 2 U-01-044/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 101

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value and 0.15 Acres-HS Size Adj.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Value, Condition, Material/Type, Value. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Summary table for Dwelling Condition with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include 1 & 3/4 STORY FR, ONE STORY FRAME, TWO STORY FRAME, Open Frame Porch, Wood Deck, 1.50 ST ATT SHED, 1,808 SFLA.

Summary row for Outbuildings/Additions/Improvements: Acpt Land 111,700 Accepted Bldg 67,600 Total 179,300

Name: SALLAWAY, ANNE

Page 1700

SULLIVAN, JAMES B

Map/Lot:

U01-045

Account: 1178 Card: 1 of 1

Location:

62 WATER STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RES. USE in BUS ZONE	Sale Date 11/25/2015
Topography	Level	Sale Price 87,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2962P0043 B4537P0083

Reference 2 U-01-045/00 0000000000

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.08	Acres-HS Size Adj	11,000.00	880	100%		880
Total Acres 0.08			Land Total			110,880

Dwelling Description				Replacement Cost New	
Conventional	One & 1/2 Story	674 Sqft	Grade C 95	Base	78,747
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/4 Bmt	Basement	-4,773
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,238
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	2018	TYPICAL	TYPICAL	Very Good	Typical	77,212
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		85%	100% 100%	65,630

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
1S AD/GAR.....	2018	320	C 100	23,311	Avq.	92%	100%	100%	21,446
Wood Deck	2018	126	C 100	1,435	Avq.	92%	100%	100%	1,320
Wood Deck	2018	126	C 100	1,435	Avq.	92%	100%	100%	1,320
1,011 SFLA	Outbuilding Total								24,086

Acpt Land	110,900	Accepted Bldg	89,700	Total	200,600
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WISCASSET
 Name: KWANTZ, DAVID
 KWANTZ, LOIS

Valuation Report

09/13/2022

Page 1701

Account: 1180 Card: 1 of 1

Map/Lot: U01-047
 Location: 55 MIDDLE STREET

Neighborhood VILLAGE

Zoning/Use RES. USE in BUS ZONE
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B1002P0046 B4537P0079
 Reference 2 U-01-047/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	213,750	213,750	60%		128,250
0.16	Acres-Commercial Size Adj	11,250.00	1,800	100%		1,800
Total Acres 0.16					Land Total	130,050

Dwelling Description

Replacement Cost New

Cape Cod	One Story	748 Sqft	Grade B 105	Base	82,103
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/4 Bmt	Basement	-6,733
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,487
Attic	Full Finished			Attic	11,982
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	TYPICAL	TYPICAL	Average	Inadeq.	92,839
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	89% 100%	53,707

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1 & 1/2 STORY FR	1800	280	B 105	26,734	Avq.	65%	100%	100%	17,377
ONE STORY FRAME	1985	180	B 105	13,642	Avq.	81%	100%	100%	11,050
Encl Frame Porch	1985	16	B 105	1,066	Avq.	81%	100%	100%	863
Frame Shed	1800	32	B 105	236	Avq.	65%	100%	100%	153
Frame Shed	1800	144	B 105	1,064	Avq.	65%	100%	100%	692
Frame Shed	1800	220	B 105	1,625	Avq.	65%	100%	100%	1,056
2.00 ST BARN....	1800	600	B 105	48,146	Avq.	65%	100%	100%	31,295
1 ST BARN.....	1985	308	B 105	11,809	Avq.	81%	100%	100%	9,565
1,348 SFLA						Outbuilding Total			72,051

Acpt Land 130,100 **Accepted Bldg** 125,800 **Total** 255,900

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RES. USE in BUS ZONE	Sale Date 10/01/2000
Topography	Level	Sale Price 169,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B2609P0314		
Reference 2	U-01-048/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	213,750	213,750	60%		128,250
0.12	Acres-Commercial Size Adj	11,250.00	1,350	100%		1,350
Total Acres 0.12					Land Total	129,600

Dwelling Description				Replacement Cost New	
Conventional	Two Story	660 Sqft	Grade B 95	Base	104,871
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	Floor & Stairs			Attic	1,229
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1890	0	TYPICAL	TYPICAL	Average	Typical	108,582			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		65%	100%	100%	70,578		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1890	288	B 95	19,747	Avq.	65%	100%	100%	12,836
1SFr Overhang	1890	20	B 95	1,371	Avq.	65%	100%	100%	891
Wood Deck	1980	140	C 100	1,578	Avq.	79%	100%	100%	1,247
1.75 ST BARN....	1840	792	C 100	40,308	Avq.	65%	100%	100%	26,200
1 ST ATT.SHED...	1840	200	C 100	1,224	Avq.	65%	100%	100%	796
1,628 SFLA									
Outbuilding Total									
41,970									
Acpt Land		129,600		Accepted Bldg		112,500		Total	
242,100									

WISCASSET
 Name: DUNN, MICHAEL P J/T
 DUNN, WURUI

Valuation Report

09/13/2022

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Account: 1182 Card: 1 of 1

Map/Lot: U01-049
 Location: 49 MIDDLE STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 03/30/2007
Topography	Level	Sale Price 230,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3834P0186
 Reference 2 U-01-049/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.18	Acres-HS Size Adj	11,000.00	1,980	100%		1,980
Total Acres 0.18					Land Total	111,980

Dwelling Description				Replacement Cost New		
Colonial	Two Story	726 Sqft	Grade B 105	Base		140,252
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-1	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	60% Forced Warm	Cooling	0% None	Heat		-3,735
Rooms	10	HEARTH				
Bedrooms	5	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		6,859
Attic	Floor & Stairs			Attic		1,494
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-2,490
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1850	2009	GOOD	GOOD	Good	Typical	142,380				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
OTHER.....		None		80%	100%	100%	113,904			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
TWO STORY FRAME	2008	624	B 100	73,403	Good	98%	40%	100%	28,774	
STORE FRAME.....	1994	960	B 100	104,537	Avq+	92%	100%	100%	96,174	
Open Frame Porch	1850	14	B 100	590	Good	80%	100%	100%	472	
Frame Shed	1990	160	D 100	842	Poor	49%	100%	100%	413	
ONE STORY FRAME	1850	14	B 100	1,011	Avq+	75%	100%	100%	758	
Unfinished Attic	1994	960	C 100	4,186	Avq.	86%	100%	100%	3,600	
2,714 SFLA									Outbuilding Total	130,191
Acpt Land		112,000		Accepted Bldg		244,100		Total	356,100	

WISCASSET
 Name: GROSSER, MARCY L
 GROSSER, JEFFREY

Valuation Report

09/13/2022

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Account: 1183 Card: 1 of 1

Map/Lot:
 Location:

U01-050
 64 WATER STREET

Neighborhood VILLAGE

Zoning/Use BUSINESS
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B1496P0004
 Reference 2 U-01-050/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.14	Acres-Influence W Size Adj	17,500.00	2,450	100%		2,450
Total Acres 0.14						Land Total 177,450

Dwelling Description

Replacement Cost New

Colonial	Two Story	600 Sqft	Grade B 95	Base	102,815
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-3,258
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	Floor & Stairs			Attic	1,117
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,862
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1780	0	OLD TYPE	Old Type	Average	Typical	101,294
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	65,841

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
TWO STORY FRAME	1780	240	B 95	26,820	Avq.	65%	100%	100%	17,433
Open Frame Porch	1780	387	B 95	8,812	Avq.	65%	100%	100%	5,728
1.75 ST GARAGE..	1840	544	B 95	41,513	Avq.	65%	100%	100%	26,983
1,680 SFLA						Outbuilding Total			50,144

Acpt Land 177,500 **Accepted Bldg** 116,000 **Total** 293,500

Name: MORGAN, LAEL

Page 1705

ACKERMAN, BRIAN

Map/Lot:

U01-051

Account: 1184 Card: 1 of 1

Location:

66 WATER STREET

Neighborhood VILLAGE

Zoning/Use BUSINESS
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 12/04/2020
Sale Price 299,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B0932P0188
Reference 2 U-01-051/00 0000000000
Tran/Land/Bldg 8 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 101

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Water Influence 1 (175,000) and 0.08 Acres-Influence W Size Adj (17,500.00).

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Dwelling Description, Price/Unit, Grade, Replacement Cost New, Value. Rows include Colonial (Two & 1/2 Story, 850 Sqft, Grade B 110) and Foundation (Brick &/or Stone, Basement, Dry Full Bmt).

Dwelling Condition

Table with 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes rows for Built (1800), Functional Obsolescence (None), and Outbuildings/Improvements (ONE STORY FRAME, Open Frame Porch, Wood Deck).

Acpt Land

176,400

Accepted Bldg

214,500

Total

390,900

Valuation Report

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RES. USE in BUS ZONE	Sale Date 02/25/2016
Topography	Level	Sale Price 115,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Other Non Valid

Reference 1 B2656P0086 B4776P0204
 Reference 2 U-01-052/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	213,750	213,750	60%		128,250
0.10	Acres-Commercial Size Adj	11,250.00	1,125	100%		1,125
Total Acres 0.10					Land Total	129,375

Dwelling Description				Replacement Cost New		
Multi Family	One Story	1,368 Sqft	Grade C 100	Base		121,915
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Damp Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	8	HEARTH				
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		6,816
Attic	Full Finished			Attic		15,205
FirePlaces	0			Fireplace		0
Insulation	Full	SFLA	1,368	Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1900	1972	TYPICAL	TYPICAL	Average	Typical	143,936	
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)
None			None	65%	100%	100%	93,558

Acpt Land	129,400	Accepted Bldg	93,600	Total	223,000
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Neighborhood	VILLAGE	Sale Data
Zoning/Use	RES. USE in BUS ZONE	Sale Date 11/24/2020
Topography	Level	Sale Price 190,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B2189P0214		
Reference 2	U-01-053/00 0000000000		
Tran/Land/Bldg	1	1	11
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.13	Acres-HS Size Adj	11,000.00	1,430	100%		1,430
Total Acres 0.13					Land Total	111,430

Dwelling Description				Replacement Cost New		
Cape Cod	One Story	1,178 Sqft	Grade B 95	Base		114,693
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Wet 1/4 Bmt	Basement		-9,594
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	70% Forced Warm	Cooling	0% None	Heat		-2,056
Rooms	6	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		3,723
Attic	Floor & Stairs			Attic		2,193
FirePlaces	1			Fireplace		5,578
Insulation	Minimal			Insulation		-1,827
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout					Total
1780	0	TYPICAL	TYPICAL	Below Average	Typical					112,710
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %				Value(Rcnld)
None		None		57%	100%	100%				64,245
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Frame Shed	1900	320	B 95	2,139	Avq-	57%	100%	100%	1,219	
Finished Attic	1900	128	B 95	2,246	Avq-	57%	100%	100%	1,280	
Wood Deck	1980	200	C 100	2,190	Avq.	79%	100%	100%	1,730	
UA/Fr/B	1780	192	B 95	16,590	Avq-	57%	100%	100%	9,456	
ONE STORY FRAME	1900	128	B 95	8,776	Avq-	57%	100%	100%	5,002	
1,357 SFLA									18,687	
Acpt Land		111,400		Accepted Bldg		82,900		Total		194,300

Valuation Report

Map/Lot: U01-054

Account: 1187 Card: 1 of 1

Location: 61 WATER STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	VILLAGE WTRFRONT	Sale Date 10/12/2017
Topography	Level	Sale Price 340,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B1492P0005
Reference 2 U-01-054/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.30	Acres-Influence W Size Adj	17,500.00	5,250	100%		5,250
Total Acres 0.30			Land Total			180,250

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	804 Sqft	Grade B 105	Base		125,453
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	50% Hot Water BB	Cooling	0% None	Heat		-4,523
Rooms	8	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		2,743
Attic	None			Attic		0
FirePlaces	3			Fireplace		10,299
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1845	0	TYPICAL	TYPICAL	Above Average	Typical	133,972	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		75%	100%	100%	100,479

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1983	516	B 105	46,162	Avq+	75%	100%	100%	34,622
ONE STORY FRAME	1999	528	B 100	38,108	Avq.	88%	100%	100%	33,535
Open Frame Porch	1845	12	B 105	570	Avq+	75%	100%	100%	428
Wood Deck	1960	430	C 100	4,536	Avq.	69%	100%	100%	3,130
Frame Garaqe	1998	440	C 100	13,395	Avq.	88%	100%	100%	11,788
2,451 SFLA									
Outbuilding Total									83,503

Acpt Land	180,300	Accepted Bldg	184,000	Total	364,300
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Neighborhood	VILLAGE	Sale Data
Zoning/Use	VILLAGE WTRFRONT	Sale Date 09/01/2000
Topography	Level	Sale Price 120,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B2613P0062		
Reference 2	U-01-055/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.10	Acres-Influence W Size Adj	17,500.00	1,750	100%		1,750
					Land Total	176,750

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	720 Sqft	Grade B 95	Base		103,680
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	6	HEARTH		HEARTHS		0
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		2,482
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1830	0	TYPICAL	TYPICAL	Below Average	Typical	106,162
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		57%	100%	100%
						Value Rcndd
						60,512

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcndd
1 Story/BASEMENT	1830	225	B 95	18,212	Avq-	57%	100%	100%	10,381
Encl Frame Porch	1830	32	B 95	1,535	Avq-	57%	100%	100%	875
Wood Deck	1988	200	C 100	2,190	Avq.	83%	100%	100%	1,818
Frame Garage	1920	300	D 100	8,777	Fair	42%	100%	100%	3,686
Outbuilding Total									16,760

Acpt Land	176,800	Accepted Bldg	77,300	Total	254,100
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Name: LOUWERS, DENNIS J J/T

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LOUWERS, NATALIE A

Map/Lot: U01-056

Account: 1189 Card: 1 of 1

Location: 57 WATER STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	VILLAGE WTRFRONT	Sale Date 03/10/2006
Topography	Rolling	Sale Price 270,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3646P0189 (03/06)
 Reference 2 U-01-056/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.11	Acres-Influence W Size Adj	17,500.00	1,925	100%		1,925
Total Acres 0.11					Land Total	176,925

Dwelling Description				Replacement Cost New	
Conventional	Two Story	768 Sqft	Grade C 105	Base	114,985
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,386
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-229
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1921	0	TYPICAL	TYPICAL	Good	Typical	117,142
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		80%	100% 100%	93,714

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Encl Frame Porch	1995	20	C 100	1,014	Avq-	77%	100%	100%	781
Wood Deck	1995	248	C 100	2,680	Avq-	77%	100%	100%	2,064
Frame Garage	2004	240	C 100	8,839	Avq-	81%	100%	100%	7,160
1,536 SFLA						Outbuilding Total			10,005

Acpt Land	176,900	Accepted Bldg	103,700	Total	280,600
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Name: ROBINSON, MATTHEW B J/T

Page 1711

ROBINSON, HELEN R

Map/Lot:

U01-057

Account: 1190 Card: 1 of 1

Location:

55 WATER STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 08/09/2011
Topography	Rolling	Sale Price 165,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Distressed Sale

Reference 1 B4427P0211
 Reference 2 U-01-057/00 0000000000
 Tran/Land/Bldg 8 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	110%		192,500
0.04	Acres-Influence W Size Adj	17,500.00	700	100%		700
Land Total						193,200

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
STORE FRAME.....	1890	1440	C 95	129,536	Avq-	57%	50%	100%	36,918	
APT	1890	750	C 95	44,716	Avq-	57%	50%	100%	12,744	
APT	1890	750	C 95	44,716	Avq-	57%	50%	100%	12,744	
BSMT UNFINISHED.	1920	690	C 95	7,427	Avq.	65%	50%	100%	2,414	
Outbuilding Total									64,820	
Acpt Land		193,200	Accepted Bldg		64,800	Total		258,000		

Name: CUSTOM FRAME TO FINISH, LLC.

Map/Lot:

U01-058

Account: 1191 Card: 1 of 1

Location:

51 WATER STREET

Neighborhood VILLAGE

Zoning/Use VILLAGE WTRFRONT
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 06/14/2018
Sale Price 225,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B1224P0151 B4072P0305

Reference 2 U-01-058/00 0000000000

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Water Influence 1	175,000	175,000	120%		210,000	
0.10	Acres-Influence W Size Adj	17,500.00	1,750	100%		1,750	
Total Acres 0.10						Land Total	211,750

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
STORE FRAME.....	1900	2260	C 100	213,999	Fair	42%	100%	100%	89,880
APT	1900	960	D 100	51,815	Avq-	57%	80%	100%	23,628
BSMT UNFINISHED.	1900	1600	D 100	15,590	Fair	42%	60%	100%	3,929
Frame Garage	1900	640	D 100	15,438	Fair	42%	80%	100%	5,187
Outbuilding Total									122,624

Acpt Land

211,800

Accepted Bldg

122,600

Total

334,400

Neighborhood VILLAGE

Zoning/Use VILLAGE WTRFRONT
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B1486P0068
 Reference 2 U-01-059/00 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	130%		227,500
0.06	Acres-Influence W Size Adj	17,500.00	1,050	100%		1,050
					Land Total	228,550

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
BSMT UNFINISHED.	1797	2384	D 100	23,229	Avq-	57%	100%	100%	13,241
STORE FRAME.....	1797	1646	C 90	140,274	Avq.	65%	100%	100%	91,178
STORE FRAME.....	1797	1664	C 90	141,808	Avq.	65%	100%	100%	92,175
STORE FRAME.....	1797	554	C 100	52,458	Avq.	65%	100%	100%	34,098
Wood Deck	1990	288	C 100	3,088	Avq.	84%	100%	100%	2,594
Frame Shed	1900	200	C 100	1,224	Avq.	65%	100%	100%	796
Encl Frame Porch	1900	18	C 100	948	Avq.	65%	100%	100%	616
Open Frame Porch	2017	96	D 100	1,869	Avq.	92%	100%	100%	1,719
Outbuilding Total									236,417

Acpt Land	228,600	Accepted Bldg	236,400	Total	465,000
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WISCASSET
 Name: WISCASSET, TOWN OF
 PICNIC AREA

Valuation Report

09/13/2022

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Account: 1193 Card: 1 of 1

Map/Lot: U01-060
 Location: WEST SIDE SHEEPSCOT RIVER

Neighborhood VILLAGE

Zoning/Use VILLAGE WTRFRONT
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B0911P0094
 Reference 2 U-01-060/00 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	120%		210,000
0.05	Acres-Influence W Size Adj	17,500.00	875	100%	Topography	875
Total Acres 0.05					Land Total	210,875
Acpt Land		210,900	Accepted Bldg		0	Total
						210,900

WISCASSET
 Name: RED'S PROPERTIES, LLC

Valuation Report

09/13/2022

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Map/Lot:

U01-060-001

Account: 2079 Card: 1 of 1

Location:

41 MAIN STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 05/10/2010
Topography	Level	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B4223P0319 B4277P1
 Reference 2 U-01-060/01
 Tran/Land/Bldg 9 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	120%		210,000
0.02	Acres-Influence W Size Adj	17,500.00	350	100%		350
Land Total						210,350

Outbuildings/Additions/Improvements							Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld		
FAST FOOD	1960	218	D 100	26,469	Avq-	61%	100%	100%	16,146		
Frame Shed	1960	28	D 100	147	D Gr	61%	100%	100%	90		
Open Frame Porch	1960	30	D 100	720	D Gr	61%	100%	100%	439		
Wood Deck	2005	870	C 100	9,024	Avq.	91%	100%	100%	8,212		
Frame Shed	2009	28	D 100	147	Avq.	92%	100%	100%	135		
Wood Deck	2012	300	C 100	3,210	Avq.	92%	100%	100%	2,953		
Outbuilding Total									27,975		
Acpt Land		210,400		Accepted Bldg			28,000		Total		238,400

WISCASSET
 Name: ROLLINS, JR., ROBERT S.

Valuation Report

09/13/2022

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Map/Lot:

U01-061

Account: 1194 Card: 1 of 1

Location:

M.C.R.R. W/F-50

Neighborhood VILLAGE

Zoning/Use VILLAGE WTRFRONT
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B1052P0212
 Reference 2 U-01-061/00 9194478885

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	10%		11,000
0.02	Acres-HS Size Adj	11,000.00	220	100%	Size/Shape	220
Total Acres 0.02					Land Total	11,220

Acpt Land	11,200	Accepted Bldg	0	Total	11,200
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WISCASSET
 Name: MAINE, STATE OF

Valuation Report

09/13/2022

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Map/Lot: U01-062

Account: 1195 Card: 1 of 1

Location: WISCASSET BRIDGE

Neighborhood VILLAGE

Zoning/Use VILLAGE WTRFRONT
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B0597P0447
 Reference 2 U-01-062/00 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 15 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	213,750	213,750	125%		267,188
0.11	Acres-Commercial Size Adj	11,250.00	1,238	100%		1,238
					Land Total	268,426

Acpt Land	268,400	Accepted Bldg	0	Total	268,400
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WISCASSET

Valuation Report

09/13/2022

Name: WISCASSET, TOWN OF

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MAIN STREET PIER

Map/Lot:

U01-063

Account: 1196 Card: 1 of 1

Location:

22 MAIN STREET

Neighborhood VILLAGE

Zoning/Use VILLAGE WTRFRONT

Topography Level

Utilities NoWater/NoSewer

Street Paved

Reference 1 B1560P0297

Reference 2 U-01-063/00 0000000000

Tran/Land/Bldg 1 2 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) 12 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Waterfront Deep	300,000	300,000	100%		300,000	
0.45	Acres-Deep WF Size Adj	30,000.00	13,500	100%		13,500	
Total Acres 0.45						Land Total	313,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
WHARF	1980	9000	C 100	225,000	Avg.	79%	100%	100%	177,750
WHARF	1980	3177	C 100	79,425	Avg.	79%	100%	100%	62,746
Outbuilding Total									240,496

Acpt Land	313,500	Accepted Bldg	240,500	Total	554,000
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Neighborhood	VILLAGE	Sale Data
Zoning/Use	VILLAGE WTRFRONT	Sale Date
Topography	Rolling	Sale Price
Utilities	All Public	Sale Type
Street	Paved	Financing
		Verified
		Validity

Reference 1 B2202P0307 B3926P0122
 Reference 2 U-01-064/00 0000000000
 Tran/Land/Bldg 4 1 17
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	130%		227,500
0.08	Acres-Influence W Size Adj	17,500.00	1,400	100%		1,400
Land Total						228,900

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
BSMT FINISHED...	1880	2404	D 100	104,199	Avq.	65%	100%	100%	67,729
RESTAURANT	0	2404	C 100	339,397	Avq.	65%	100%	100%	220,608
APT	0	1764	D 100	95,210	Avq-	57%	100%	100%	54,270
APT	0	1323	D 100	71,407	Avq-	57%	100%	100%	40,702
Wood Deck	0	536	C 100	5,617	Avq.	65%	100%	100%	3,651
Open Frame Porch	0	24	C 100	715	Avq+	75%	100%	100%	536
Outbuilding Total									387,496
Acpt Land		228,900	Accepted Bldg		387,500	Total		616,400	

Neighborhood	VILLAGE	Sale Data
Zoning/Use	VILLAGE WTRFRONT	Sale Date 01/08/2008
Topography	Rolling	Sale Price 110,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B2653P0122 B3926P0122
 Reference 2 U-01-065/00 0000000000
 Tran/Land/Bldg 4 1 17
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.05	Acres-Influence W Size Adj	17,500.00	875	100%		875
Total Acres 0.05						Land Total 175,875

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
BSMT UNFINISHED.	1920	942	D 100	9,179	Avq-	57%	50%	100%	2,616
STORE FRAME.....	2001	942	C 100	89,198	Avq.	89%	100%	100%	79,386
APT	1920	942	C 100	59,120	Avq-	57%	100%	100%	33,698
Wood Deck	2001	270	C 100	2,904	Avq.	89%	100%	100%	2,585
APT	1920	470	C 100	29,497	Avq.	65%	100%	100%	19,173
Outbuilding Total									137,458
Acpt Land		175,900	Accepted Bldg		137,500	Total		313,400	

Neighborhood	VILLAGE	Sale Data
Zoning/Use	BUSINESS	Sale Date 09/06/2017
Topography	Rolling	Sale Price 165,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Distressed Sale

Reference 1	B1999P0264		
Reference 2	U-01-066/00 0000000000		
Tran/Land/Bldg	1	1	11
FARM LAND	0	OPEN SPACE	0
Exemption(s)	Land Schedule		101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	120%		210,000
0.09	Acres-Influence W Size Adj	17,500.00	1,575	100%		1,575
					Land Total	211,575

Dwelling Description				Replacement Cost New	
Conventional	Two Story	1,110 Sqft	Grade C 110	Base	174,103
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-6	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	6	Half Baths	0	Plumbing	18,744
Attic	Full Finished			Attic	14,308
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout					Total
1890	2017	TYPICAL	TYPICAL	Excellent	Typical					207,155
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		90%	100%	100%	186,440			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Encl Frame Porch	1990	16	C 100	883	Exc.	96%	100%	100%	848	
Wood Deck	2017	128	C 110	1,602	Avq.	92%	100%	100%	1,474	
Wood Deck	2017	240	C 110	2,858	Avq.	92%	100%	100%	2,629	
Wood Deck	2017	360	C 110	4,204	Avq.	92%	100%	100%	3,868	
2,220 SFLA										
Outbuilding Total									8,819	
Acpt Land		211,600		Accepted Bldg		195,300		Total		406,900

Neighborhood	VILLAGE	Sale Data
Zoning/Use	VILLAGE WTRFRONT	Sale Date 11/06/2019
Topography	Rolling	Sale Price 380,000
Utilities	All PublicPublic Water	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Distressed Sale

Reference 1 B1649P0043
 Reference 2 U-01-067/00 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	115%		201,250
0.28	Acres-Influence W Size Adj	17,500.00	4,900	100%		4,900
Total Acres 0.28					Land Total	206,150

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
BSMT OFFICE.....	1970	3668	C 100	184,867	Avq.	74%	100%	100%	136,802
OFFICE WOOD.....	1970	6511	C 100	408,630	Avq.	74%	100%	100%	302,386
OFFICE WOOD.....	1970	2980	C 100	187,025	Avq.	74%	100%	100%	138,398
Open Frame Porch	1970	30	C 100	837	C Gr	74%	100%	100%	619
Open Frame Porch	1970	24	C 100	715	C Gr	74%	100%	100%	529
Open Frame Porch	1970	16	C 100	553	C Gr	74%	100%	100%	409
Wood Deck	1970	240	C 100	2,598	C Gr	74%	100%	100%	1,923
Canopy	1970	145	C 100	1,536	C Gr	74%	100%	100%	1,137
Outbuilding Total									582,203

Acpt Land	206,200	Accepted Bldg	582,200	Total	788,400
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Valuation Report

Map/Lot: U01-068

Account: 1201 Card: 1 of 1

Location: 33 WATER STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	VILLAGE WTRFRONT	Sale Date 09/15/2014
Topography	Level	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B1288P0118
 Reference 2 U-01-068/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	125%	Restrictio	218,750
0.30	Acres-Influence W Size Adj	17,500.00	5,250	100%		5,250
Total Acres 0.30					Land Total	224,000

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,080 Sqft	Grade C 105	Base	106,114
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	3,761
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1973	0	TYPICAL	TYPICAL	Above Average	Typical	109,875	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		86%	100%	100%	94,492

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1990	468	C 105	5,170	Avq+	86%	100%	100%	4,446
Frame Shed	1982	64	D 100	337	Poor	44%	100%	100%	148
1SFr Overhang	1973	40	C 105	2,636	Avq+	86%	100%	100%	2,267
Wood Deck	2014	48	C 100	640	Avq.	92%	100%	100%	589
1,120 SFLA									7,450
Outbuilding Total									7,450

Acpt Land	224,000	Accepted Bldg	101,900	Total	325,900
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WISCASSET
 Name: HONEYBADGER, LLC

Valuation Report

09/13/2022

Page 1724

Map/Lot:
 Location:

U01-068-B
 WATER STREET

Account: 1203 Card: 1 of 1

Neighborhood VILLAGE
 Zoning/Use VILLAGE WTRFRONT
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 11/06/2019
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B1649P0434
 Reference 2 U-01-068/B0 0000000000
 Tran/Land/Bldg 1 2 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Water Influence 1	175,000	175,000	25%		43,750	
0.06	Acres-Influence W Size Adj	17,500.00	1,050	25%		263	
Total Acres 0.06					Land Total	44,013	
Acpt Land		44,000	Accepted Bldg		0	Total	44,000

Neighborhood	VILLAGE	Sale Data
Zoning/Use	VILLAGE WTRFRONT	Sale Date 08/17/2015
Topography	Level	Sale Price 230,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B0973P0173		
Reference 2	U-01-069/00 0000000000		
Tran/Land/Bldg	1	1	11
FARM LAND	0	OPEN SPACE	0
Exemption(s)	Land Schedule		101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	125%	Restrictio	218,750
0.30	Acres-Influence W Size Adj	17,500.00	5,250	100%		5,250
Total Acres 0.30			Land Total			224,000

Dwelling Description				Replacement Cost New	
Colonial	Two Story	744 Sqft	Grade C 100	Base	116,696
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-4,226
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,408
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1973	0	TYPICAL	TYPICAL	Below Average	Typical	115,878			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		69%	100%	100%	79,956		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1973	81	C 100	1,870	Avq-	69%	100%	100%	1,290
Encl Frame Porch	1973	470	C 100	15,706	Avq-	69%	100%	100%	10,837
Frame Garage	1973	792	C 100	21,414	Avq-	69%	100%	100%	14,776
Wood Deck	1973	230	C 100	2,496	Avq-	69%	100%	100%	1,722
Wood Deck	1973	231	C 100	2,506	Avq-	69%	100%	100%	1,729
1,488 SFLA							Outbuilding Total		30,354
Acpt Land		224,000		Accepted Bldg		110,300		Total	334,300

Valuation Report

Account: 1205 Card: 1 of 1

Location: 15 WATER STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	VILLAGE WTRFRONT	Sale Date 02/15/2019
Topography	Rolling	Sale Price 449,646
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B0958P0201
 Reference 2 U-01-070/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	125%	Restrictio	218,750
0.47	Acres-Influence W Size Adj	17,500.00	8,225	100%		8,225
					Land Total	226,975

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
RESTAURANT	1930	3456	D 100	419,609	Avq+	75%	100%	100%	314,707
BSMT FINISHED...	1930	2688	D 100	116,508	Avq+	75%	100%	100%	87,381
OFFICE WOOD.....	1992	400	D 100	21,589	Avq+	91%	100%	100%	19,646
Wood Deck	1980	312	C 100	3,332	Avq.	79%	100%	100%	2,632
Frame Shed	1980	20	D 100	105	Avq-	70%	100%	100%	74
Frame Shed	1980	48	C 100	294	Avq-	70%	100%	100%	206
Frame Shed	1980	120	C 100	734	Avq-	70%	100%	100%	514
WAREHOUSE WD....	1930	1680	D 100	63,456	Avq-	57%	100%	100%	36,170
Outbuilding Total									461,330
Acpt Land		227,000	Accepted Bldg		461,300	Total			688,300

WISCASSET

Valuation Report

09/13/2022

Name: WISCASSET, TOWN OF

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WATERFRONT PARK

Map/Lot:

U01-070-A

Account: 1206 Card: 1 of 1

Location:

9 WATER STREET

Neighborhood VILLAGE

Zoning/Use VILLAGE WTRFRONT

Topography Level

Utilities All Public

Street Paved

Reference 1 B0819P0017

Reference 2 U-01-070/A0 0000000000

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) 12 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Waterfront	250,000	250,000	100%		250,000	
0.46	Acres-Shallow WF Size Adj	25,000.00	11,500	100%		11,500	
Total Acres 0.46						Land Total	261,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
WHARF	2012	9366	C 100	234,150	Avq.	92%	100%	100%	215,418
RESTROOM	1980	608	C 100	45,367	Avq.	79%	100%	100%	35,840
PAVING.....	1980	9200	C 100	18,400	Avq.	79%	100%	100%	14,536
Outbuilding Total									265,794

Accpt Land

261,500

Accepted Bldg

265,800

Total

527,300

Neighborhood VILLAGE

Zoning/Use VILLAGE WTRFRONT
Topography Level
Utilities All Public
Street Paved

Reference 1 B0000P0000
Reference 2 U-01-071/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	300,000	300,000	125%		375,000
0.88	Acres-Deep WF Size Adj	30,000.00	26,400	100%		26,400
Total Acres 0.88					Land Total	401,400

Dwelling Description

Replacement Cost New

Other	One Story	1,620 Sqft	Grade C 100	Base	129,936
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-21,854
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-8,626
Rooms	2	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	2	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-2,300
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1952	2012	TYPICAL	TYPICAL	Average	Typical	97,156
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	70%	100%	100%	68,009	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1952	258	C 100	2,782	Avq.	70%	100%	100%	1,947
Open Frame Porch	2012	540	C 100	11,164	Avq.	70%	100%	100%	7,815
Frame Shed	2019	88	D 100	464	Avq.	92%	100%	100%	427
1,620 SFLA						Outbuilding Total			10,189

Acpt Land	401,400	Accepted Bldg	78,200	Total	479,600
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Neighborhood	VILLAGE	Sale Data
Zoning/Use	VILLAGE WTRFRONT	Sale Date 03/27/2008
Topography	Level	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3985P0049
 Reference 2 U-01-072/00 0000000000
 Tran/Land/Bldg 1 1 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.20	Acres-Influence W Size Adj	17,500.00	3,500	100%		3,500
					Land Total	178,500

Outbuildings/Additions/Improvements							
Description	Year	Units	Grade	RCN	Cond	Percent Good	Value
						Phy Func Econ	Rcnld
UTILITY BLDG....	1960	1892	C 100	118,520	Avg.	69% 100% 100%	81,779
Outbuilding Total							81,779

Acpt Land	178,500	Accepted Bldg	81,800	Total	260,300
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WISCASSET
 Name: HARRIS, FRANK J
 HARRIS, LINDA J

Valuation Report

09/13/2022

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Map/Lot: U01-073

Account: 1209 Card: 1 of 1

Location: 12 FORE STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	VILLAGE WTRFRONT	Sale Date 06/04/2019
Topography	Below Street	Sale Price 440,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4498P0153
 Reference 2 U-01-073/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.12	Acres-Influence W Size Adj	17,500.00	2,100	100%		2,100
Total Acres 0.12					Land Total	177,100

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	1,092 Sqft	Grade B 95	Base		154,164
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt		3,896
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	6	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	3	Half Baths	0	Plumbing		7,446
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,578
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1965	2005	TYPICAL	TYPICAL	Above Average	Typical	171,084			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	83%	100%	100%	142,000				
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	2005	48	B 100	2,217	Avq+	96%	100%	100%	2,128
Wood Deck	2005	198	C 100	2,170	Avq.	91%	100%	100%	1,975
1,911 SFLA					Outbuilding Total				4,103

Acpt Land	177,100	Accepted Bldg	146,100	Total	323,200
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WISCASSET

Valuation Report

09/13/2022

Name: HARRIS(TRUSTEE), FRANK J

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HARRIS(TRUSTEE), LINDA J

Map/Lot:

U01-073-ON

Account: 2720 Card: 1 of 1

Location:

12 FORE STREET

Neighborhood VILLAGE

Zoning/Use VILLAGE WTRFRONT

Topography Rolling

Utilities All Public

Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

FARM LAND 0 OPEN SPACE 0

Exemption(s) 55 0 0 Land Schedule 101

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func Econ	Value Rcnld	
SOLAR PANELS	2012							1,100	
----- SOUND VALUE -----									
Outbuilding Total								1,100	
Accpt Land			0	Accepted Bldg			1,100	Total	1,100

Name: NELSON, JACK W. & STACEY S.

CO-TRUSTEES OF NELSON TENANCY

Map/Lot:

U01-074

Account: 1210 Card: 1 of 1

Location:

7 MIDDLE STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 10/04/2013
Topography	Level	Sale Price 350,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4719P0197 B4802P0126

Reference 2 U-01-074/00 0000000000

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.48	Acres-Influence W Size Adj	17,500.00	8,400	100%		8,400
Total Acres 0.48			Land Total			183,400

Dwelling Description				Replacement Cost New		
Other	Two Story	2,072 Sqft	Grade AA100	Base		453,365
Exterior	BRICK/STONE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-2	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Steam	Cooling	0% None	Heat		0
Rooms	8	HEARTH				
Bedrooms	2	Add Fixtures	1			
Baths	1	Half Baths	1	Plumbing		5,282
Attic	1/4 Finished			Attic		8,216
FirePlaces	1			Fireplace		7,913
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1870	0	TYPICAL	Obsolete	Good	Inadeq.	474,776			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		80%	83%	100%	315,251		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1870	168	AA100	5,628	Good	80%	97%	100%	4,367
Encl Frame Porch	1870	30	AA100	2,077	Good	80%	97%	100%	1,612
4,144 SFLA							Outbuilding Total		5,979

Acpt Land	183,400	Accepted Bldg	321,200	Total	504,600
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WISCASSET
 Name: WISCASSET, TOWN OF
 PARKING LOT

Valuation Report

09/13/2022

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Account: 1211 Card: 1 of 1

Map/Lot:
 Location:

U01-075
 WATER STREET

Neighborhood VILLAGE

Zoning/Use RESIDENTIAL
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B1729P0086
 Reference 2 U-01-075/00 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000	
0.14	Acres-Influence W Size Adj	17,500.00	2,450	100%		2,450	
Total Acres 0.14					Land Total	177,450	
Acpt Land		177,500	Accepted Bldg		0	Total	177,500

Name: CRAINE, ROBERT L

Page 1734

SULLIVAN, MARGOT A

Map/Lot:

U01-076

Account: 1212 Card: 1 of 1

Location:

28 WATER STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 10/20/2016
Topography	Above Street	Sale Price 185,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B2940P0266 (10/02)
Reference 2	U-01-076/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.08	Acres-Influence W Size Adj	17,500.00	1,400	100%		1,400
Total Acres 0.08					Land Total	176,400

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	696 Sqft	Grade B 95	Base		95,385
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	696 Sqft, Grade B	Basement Gar	None	Fin Bsmt		33,861
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	8	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		2,482
Attic	Full Finished			Attic		10,357
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	2000	TYPICAL	TYPICAL	Above Average	Typical	142,085
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	100%	100%	106,564	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2000	192	C 100	14,225	Avq+	94%	100%	100%	13,372
Wood Deck	2000	168	C 100	1,864	Avq.	89%	100%	100%	1,659
Wood Deck	2000	108	C 100	1,252	Avq.	89%	100%	100%	1,114
1,236 SFLA									
Outbuilding Total									16,145

Acpt Land	176,400	Accepted Bldg	122,700	Total	299,100
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Name: LONDONO, LENORE

Page 1735

LONDONO, ENRIQUE

Map/Lot:

U01-077

Account: 1213 Card: 1 of 1

Location:

23 MIDDLE STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 12/02/2020
Topography	Level	Sale Price 229,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4827P0172
 Reference 2 U-01-077/00 0000000000
 Tran/Land/Bldg 6 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.07	Acres-HS Size Adj	11,000.00	770	100%		770
					Land Total	110,770

Dwelling Description				Replacement Cost New	
Cape Cod	One Story	570 Sqft	Grade B 95	Base	55,497
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	None	Basement	-6,190
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	Full Finished			Attic	9,184
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-884
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1790	0	TYPICAL	TYPICAL	Below Average	Typical	60,089			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		57%	100%	100%	34,251		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1790	156	B 95	10,696	Avq-	57%	100%	100%	6,097
Frame Shed	1790	186	C 100	1,138	Avq-	57%	100%	100%	649
Frame Garage	1900	212	C 100	8,201	Avq-	57%	100%	100%	4,675
726 SFLA						Outbuilding Total			11,421

Acpt Land	110,800	Accepted Bldg	45,700	Total	156,500
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Name: DAVIS, DONALD E J/T

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DAVIS, CYNTHIA P H

Map/Lot:

U01-078

Account: 1214 Card: 1 of 1

Location:

21 MIDDLE STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 09/25/2009
Topography	Level	Sale Price 220,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4204P0056
 Reference 2 U-01-078/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.26	Acres-Influence W Size Adj	17,500.00	4,550	100%		4,550
Total Acres 0.26					Land Total	179,550

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	600 Sqft	Grade C 100	Base		75,267
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	6	HEARTH		HEARTHS		0
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		2,272
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1903	2014	TYPICAL	TYPICAL	Average	Typical				77,539	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	65%	100%	100%				50,400		
Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
1 Story/BASEMENT	2014	180	C 100	13,336	Avq.	92%	100%	100%	12,269	
1 Story/BASEMENT	2014	288	C 100	21,338	Avq.	92%	100%	100%	19,631	
Frame Shed	1940	180	C 100	1,102	Avq.	65%	100%	100%	716	
Wood Deck	2014	250	C 100	2,700	Avq.	92%	100%	100%	2,484	
1,368 SFLA						Outbuilding Total			35,100	
Acpt Land		179,600		Accepted Bldg		85,500		Total		265,100

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 01/27/2020
Topography	Level	Sale Price 0
Utilities	Drilled WellPublic Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Other Non Valid

Reference 1	B0514P0405		
Reference 2	U-01-079/00 0000000000		
Tran/Land/Bldg	9	1	11
FARM LAND	0	OPEN SPACE	0
Exemption(s)	Land Schedule		101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.20	Acres-Influence W Size Adj	17,500.00	3,500	100%		3,500
Total Acres 0.20					Land Total	178,500

Dwelling Description				Replacement Cost New		
Conventional	One Story	1,080 Sqft	Grade B 95	Base	105,152	
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0	
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0	
					0	
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0	
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0	
Heating	100% Hot Water C	Cooling	0% None	Heat	0	
Rooms	6	HEARTH		HEARTHS	0	
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing	3,723	
Attic	1/2 Finished			Attic	6,966	
FirePlaces	0			Fireplace	0	
Insulation	Capped Only			Insulation	-168	
Unfin. Living Area	NONE			Unfinished	0	

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1890	0	TYPICAL	TYPICAL	Average	Typical	115,673	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		65%	100%	100%	75,187

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1970	390	B 95	31,568	Avq.	65%	100%	100%	20,519
Open Frame Porch	1970	176	B 95	4,144	Avq.	65%	100%	100%	2,694
Encl Frame Porch	1970	196	B 95	7,385	Avq.	65%	100%	100%	4,800
Wood Deck	1970	160	B 95	1,947	Avq.	65%	100%	100%	1,266
1SFr Overhanq	1970	15	B 95	1,028	Avq.	65%	100%	100%	668
1,485 SFLA									
Outbuilding Total									29,947

Acpt Land	178,500	Accepted Bldg	105,100	Total	283,600
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Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 08/15/2011
Topography	Level	Sale Price 160,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4428P0231
 Reference 2 U-01-080/00 0000000000
 Tran/Land/Bldg 9 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.27	Acres-Influence W Size Adj	17,500.00	4,725	100%		4,725
Total Acres 0.27					Land Total	179,725

Dwelling Description				Replacement Cost New	
Conventional	Two Story	840 Sqft	Grade B 100	Base	140,497
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	520 Sqft, Grade	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	2		
Baths	3	Half Baths	1	Plumbing	14,370
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2012	0	TYPICAL	TYPICAL	Good	Typical	154,867
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	98%	100%	100%	151,770	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2012	40	B 100	2,886	Good	98%	100%	100%	2,828
Wood Deck	2012	40	B 100	642	Avq.	92%	100%	100%	591
Wood Deck	2012	456	B 100	5,521	Avq.	92%	100%	100%	5,079
1,720 SFLA									
Outbuilding Total									8,498

Acpt Land	179,700	Accepted Bldg	160,300	Total	340,000
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Name: KENNEDY, LONNIE L J/T
PATTERSON, KENNETH C

Map/Lot:

U01-081

Account: 1217 Card: 1 of 1

Location:

30 WATER STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RES. USE in BUS ZONE	Sale Date 04/28/2013
Topography	Level	Sale Price 123,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4655P0189
 Reference 2 U-01-081/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.09	Acres-Influence W Size Adj	17,500.00	1,575	100%		1,575
					Land Total	176,575

Dwelling Description				Replacement Cost New	
Conventional	Two Story	672 Sqft	Grade C 100	Base	95,821
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,272
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-191
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1912	0	TYPICAL	TYPICAL	Above Average	Typical	97,902	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		75%	100%	100%	73,426

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1912	112	C 100	7,029	Avq+	75%	100%	100%	5,272
Open Frame Porch	2001	56	D 100	1,172	Avq+	95%	100%	100%	1,113
ENC.PORCH/BSMT	1912	240	C 100	10,916	Avq+	75%	100%	100%	8,187
Frame Shed	2013	63	B 100	444	Avq+	97%	100%	100%	431
Open Frame Porch	2021	113	C 100	2,518	Avq.	92%	100%	100%	2,317
Wood Deck	2021	48	C 100	640	Avq.	92%	100%	100%	589
1,456 SFLA									17,909

Acpt Land	176,600	Accepted Bldg	91,300	Total	267,900
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WISCASSET
 Name: TOWN OF WISCASSET

Valuation Report

09/13/2022

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Map/Lot: U01-082

Account: 1218 Card: 1 of 1

Location: 36 WATER STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	BUSINESS	Sale Date 05/07/2021
Topography	Rolling	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Other Non Valid

Reference 1 B1287P0184
 Reference 2 U-01-082/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 101

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000	
0.38	Acres-Influence W Size Adj	17,500.00	6,650	100%		6,650	
Total Acres 0.38					Land Total	181,650	
Acpt Land		181,700	Accepted Bldg		0	Total	181,700

Name: BROWN, MARSHA R

Page 1741

BROWN, DAVID M

Map/Lot:

U01-083

Account: 1219 Card: 1 of 1

Location:

40 WATER STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RES. USE in BUS ZONE	Sale Date
Topography	Level	Sale Price
Utilities	All Public	Sale Type
Street	Paved	Financing
		Verified
		Validity

Reference 1 B2042P0055
 Reference 2 U-01-083/00 0000000000
 Tran/Land/Bldg 8 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	213,750	213,750	60%		128,250
0.21	Acres-Commercial Size Adj	11,250.00	2,363	100%		2,363
					Land Total	130,613

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
STORE FRAME.....	1860	1418	C 100	134,270	Fair	42%	100%	100%	56,393	
APT	1860	1430	C 100	89,747	Fair	42%	100%	100%	37,694	
Unfinished Attic	1860	1430	C 100	6,235	Fair	42%	100%	100%	2,619	
Outbuilding Total									96,706	
Accpt Land		130,600		Accepted Bldg		96,700		Total		227,300

Neighborhood	VILLAGE	Sale Data
Zoning/Use	BUSINESS	Sale Date 02/29/2016
Topography	Rolling	Sale Price 316,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2039P0294
 Reference 2 U-01-084/00 0000000000
 Tran/Land/Bldg 8 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	213,750	213,750	100%		213,750
0.06	Acres-Commercial Size Adj	11,250.00	675	100%		675
Total Acres 0.06			Land Total			214,425

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	1890	39	C 100	1,019	Avq.	65%	100%	100%	662
Open Frame Porch	0	88	C 100	2,011	Avq.	65%	100%	100%	1,307
BSMT UNFINISHED.	0	1640	D 100	15,980	Avq.	65%	100%	100%	10,387
STORE FRAME.....	0	1880	C 100	178,017	Avq.	65%	100%	100%	115,711
APT	0	1840	C 100	115,478	Avq.	65%	100%	100%	75,061
APT	0	1640	C 100	102,926	Avq.	65%	100%	100%	66,902
Outbuilding Total									270,030
Acpt Land		214,400	Accepted Bldg		270,000	Total			484,400

Neighborhood	VILLAGE	Sale Data
Zoning/Use	BUSINESS	Sale Date 12/03/2004
Topography	Rolling	Sale Price 375,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3404P0297 (12/07)
 Reference 2 U-01-085/00 0000000000
 Tran/Land/Bldg 9 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	213,750	213,750	100%		213,750
0.03	Acres-Commercial Size Adj	11,250.00	338	100%		338
Land Total						214,088

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Unfin Basement	1860	924	C 100	3,696	Avq-	57%	100%	100%	2,107	
STORE FRAME.....	1860	924	C 100	87,494	Good	80%	100%	100%	69,995	
APT	1860	924	C 100	57,990	Good	80%	70%	100%	32,474	
APT	1860	693	C 100	43,493	Avq.	65%	70%	100%	19,789	
Outbuilding Total									124,365	
Acpt Land		214,100	Accepted Bldg		124,400	Total		338,500		

WISCASSET

Valuation Report

09/13/2022

Name: HASENFUS, RICHARD C

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HASENFUS, CHRISTINA M

Map/Lot:

U01-085-A

Account: 1222 Card: 1 of 1

Location:

64 MAIN STREET

Neighborhood VILLAGE

Zoning/Use BUSINESS
Topography Rolling
Utilities All Public
Street Paved

Reference 1 B0802P0173

Reference 2 U-01-085/A0 0000000000

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 101

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Commercial, 0.03 Acres-Commercial Size Adj, and Total Acres 0.03.

Outbuildings/Additions/Improvements

Table with 11 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Percent Good (Func, Econ), Value Rcnld. Rows include STORE FRAME and APT.

Acpt Land 214,100 Accepted Bldg 41,500 Total 255,600

WISCASSET

Valuation Report

09/13/2022

Name: SIEGFRIED, FRANCES M

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SIEGFRIED, BRETT H

Map/Lot:

U01-086

Account: 1223 Card: 1 of 1

Location:

72 MAIN STREET

Neighborhood VILLAGE

Zoning/Use BUSINESS
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 03/31/2021
Sale Price 595,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2325P0085
Reference 2 U-01-086/00 0000000000
Tran/Land/Bldg 1 2 12
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 101

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Commercial and Acres-Commercial Size Adj.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck, APT, GARAGE FRAME, STORE FRAME, and Open Frame Porch.

Summary table with columns: Acct Land, Accepted Bldg, Total. Values: 214,300, 215,100, 429,400.

Valuation Report

Neighborhood	VILLAGE	Sale Data
Zoning/Use	BUSINESS	Sale Date 05/01/1994
Topography	Rolling	Sale Price 185,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B1976P0179
 Reference 2 U-01-087/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	213,750	213,750	100%		213,750
0.11	Acres-Commercial Size Adj	11,250.00	1,238	100%		1,238
					Land Total	214,988

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
BSMT UNFINISHED.	1871	3315	C 100	37,559	Avq-	57%	75%	100%	16,057	
STORE MASONRY...	1871	3315	C 100	330,472	Avq-	57%	75%	100%	141,277	
WAREHOUSE MS....	0	3315	C 100	160,247	Fair	42%	75%	100%	50,478	
WAREHOUSE MS....	0	3315	C 100	160,247	Poor	25%	75%	100%	30,046	
Outbuilding Total									237,858	
Acpt Land		215,000		Accepted Bldg		237,900		Total		452,900

WISCASSET

Valuation Report

09/13/2022

Name: WISCASSET, TOWN OF

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PARKING LOT

Map/Lot:

U01-088

Account: 1225 Card: 1 of 1

Location:

MIDDLE STREET

Neighborhood VILLAGE

Zoning/Use BUSINESS
Topography Level
Utilities All Public
Street Paved

Reference 1 B0614P0334
Reference 2 U-01-088/00 0000000000
Tran/Land/Bldg 1 1 15
FARM LAND 0 OPEN SPACE 0
Exemption(s) 12 0 0 Land Schedule 101

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Commercial and Acres-Commercial Size Adj.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Percent Good (Func, Econ), Value Rcnld. Row includes PAVING.....

Acpt Land 129,200 Accepted Bldg 2,400 Total 131,600

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RES. USE in BUS ZONE	Sale Date 10/22/2021
Topography	Level	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B4348P0159
 Reference 2 U-01-089/00 0000000000
 Tran/Land/Bldg 9 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.18	Acres-HS Size Adj	11,000.00	1,980	100%		1,980
Total Acres 0.18					Land Total	111,980

Dwelling Description				Replacement Cost New		
Conventional	Two & 1/2 Story	792 Sqft	Grade B 100	Base		137,989
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement		-2,263
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water C	Cooling	0% None	Heat		0
Rooms	13	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		5,226
Attic	1/2 Finished			Attic		5,921
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1840	0	TYPICAL	TYPICAL	Average	Typical	146,873			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	Location	65%	100%	100%	95,467				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1900	420	B 100	35,786	Avq.	65%	100%	100%	23,261
Open Frame Porch	1840	165	B 100	4,106	Avq.	65%	100%	100%	2,669
Open Frame Porch	1900	20	B 100	729	Avq.	65%	100%	100%	474
Frame Shed	1900	48	B 100	338	Avq.	65%	100%	100%	220
Frame Garaqe	1950	480	C 100	14,307	Avq-	57%	100%	100%	8,155
2,400 SFLA									34,779

Acpt Land	112,000	Accepted Bldg	130,200	Total	242,200
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Valuation Report

Map/Lot: U01-090

Account: 1227 Card: 1 of 1

Location: 29 MIDDLE STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	BUSINESS	Sale Date 08/30/2001
Topography	Level	Sale Price 45,000
Utilities	NoWater/NoSewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2726P0225 (08/01)
 Reference 2 U-01-090/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	213,750	213,750	60%		128,250
0.09	Acres-Commercial Size Adj	11,250.00	1,013	100%		1,013
Total Acres 0.09					Land Total	129,263

Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1950	140	D 100	737	Fair	42%	90%	100%	279	
STORE FRAME.....	1930	396	D 100	32,247	Avq-	57%	75%	100%	13,786	
STORE FRAME.....	1900	570	D 100	46,417	Avq-	57%	75%	100%	19,844	
Wood Deck	2000	270	C 100	2,904	Avq.	89%	100%	100%	2,585	
						Outbuilding Total			36,494	
Acpt Land		129,300		Accepted Bldg		36,500		Total		165,800

WISCASSET
 Name: LAEMMLE, DAVID G

Valuation Report

09/13/2022

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Map/Lot: U01-091

Account: 1228 Card: 1 of 1

Location: 27 MIDDLE STREET

Neighborhood VILLAGE

Zoning/Use BUSINESS
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B0764P0050
 Reference 2 U-01-091/00 0000000000

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Commercial	213,750	213,750	60%		128,250	
0.09	Acres-Commercial Size Adj	11,250.00	1,013	100%		1,013	
Total Acres 0.09						Land Total	129,263

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
BSMT UNFINISHED.	1911	2040	C 90	20,802	Fair	42%	75%	100%	6,553
GARAGE MAS COM..	1911	2792	C 90	143,640	Fair	42%	75%	100%	45,247
Outbuilding Total									51,800

Acpt Land	129,300	Accepted Bldg	51,800	Total	181,100
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Name: KENNEDY, JOHN D

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KENNEDY, KATHLEEN S

Map/Lot: U01-092

Account: 1229 Card: 1 of 1

Location: 25 MIDDLE STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RES. USE in BUS ZONE	Sale Date 02/25/2014
Topography	Level	Sale Price 35,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Exempt Property

Reference 1 B4759P0219
 Reference 2 U-01-092/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.11	Acres-HS Size Adj	11,000.00	1,210	100%		1,210
Total Acres 0.11					Land Total	111,210

Dwelling Description				Replacement Cost New		
Conventional	Two & 1/2 Story	660 Sqft	Grade B 95	Base		109,241
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	8	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		3,723
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1890	0	TYPICAL	TYPICAL	Very Good	Typical	112,964				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)		
Incomplete		None		85%	75%	100%		72,015		
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
ONE STORY FRAME	1900	228	B 95	15,632	V.G.	85%	75%	100%	9,965	
1.50 ST GARAGE..	1900	340	D 100	18,737	Fair	42%	100%	100%	7,870	
Shed.....	1900	102	D 100	537	Fair	42%	100%	100%	226	
Wood Deck	2016	192	D 100	1,813	Avq.	92%	100%	100%	1,668	
Canopy	1890								500	
----- S O U N D V A L U E -----									500	
1,878 SFLA									20,229	
Acpt Land		111,200		Accepted Bldg		92,200		Total		203,400

Neighborhood	VILLAGE	Sale Data
Zoning/Use	COMMERCIAL	Sale Date
Topography	Level	Sale Price
Utilities	All Public	Sale Type
Street	Paved	Financing
		Verified
		Validity

Reference 1 B3435P0250 B4623P0098
 Reference 2 U-01-093/00 0000000000
 Tran/Land/Bldg 8 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	213,750	213,750	100%		213,750
0.07	Acres-Commercial Size Adj	11,250.00	788	100%		788
Land Total						214,538

Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
STORE FRAME.....	1850	1196	C 100	113,249	Avq+	75%	100%	100%	84,937	
STORE FRAME.....	1850	252	C 100	23,862	Avq+	75%	100%	100%	17,896	
APT	1850	1037	C 100	65,082	Avq+	75%	100%	100%	48,812	
APT	1850	425	C 100	26,673	Avq+	75%	100%	100%	20,005	
Frame Shed	1850	30	C 100	184	Avq+	75%	100%	100%	138	
Outbuilding Total									171,788	
Acpt Land		214,500		Accepted Bldg		171,800		Total		386,300

Neighborhood	VILLAGE	Sale Data
Zoning/Use	BUSINESS	Sale Date 01/28/2013
Topography	Level	Sale Price 325,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3384P0244 B4623P0092
 Reference 2 U-01-093/A0 0000000000
 Tran/Land/Bldg 6 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	213,750	213,750	100%		213,750
0.06	Acres-Commercial Size Adj	11,250.00	675	100%		675
Total Acres 0.06			Land Total			214,425

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
APT	1890	900	C 100	56,484	Avq-	57%	60%	100%	19,318
RESTAURANT	1890	900	C 100	127,062	Avq-	57%	60%	100%	43,455
Open Frame Porch	0	40	C 100	1,039	C Gr	57%	60%	100%	355
Unfinished Attic	0	900	C 100	3,924	C Gr	57%	60%	100%	1,342
						Outbuilding Total			64,470
Acpt Land		214,400	Accepted Bldg		64,500	Total		278,900	

Valuation Report

Map/Lot: U01-094

Account: 1232 Card: 1 of 1

Location: 35 FORT HILL STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RES. USE in BUS ZONE	Sale Date 09/29/2020
Topography	Level	Sale Price 275,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2633P0277
 Reference 2 U-01-094/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	213,750	213,750	80%		171,000
0.18	Acres-Commercial Size Adj	11,250.00	2,025	100%		2,025
Total Acres 0.18					Land Total	173,025

Dwelling Description				Replacement Cost New		
Colonial	Two Story	1,440 Sqft	Grade B 100	Base		264,938
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	8	HEARTH				
Bedrooms	4	Add Fixtures	1			
Baths	2	Half Baths	0	Plumbing		5,226
Attic	None			Attic		0
FirePlaces	2			Fireplace		7,840
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1820	0	TYPICAL	TYPICAL	Average	Typical	278,004			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		65%	100% 100%	180,703			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	2001	80	C 100	966	Avq.	89%	100%	100%	860
2,880 SFLA						Outbuilding Total			860

Acpt Land	173,000	Accepted Bldg	181,600	Total	354,600
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Name: WOODS, PAUL B

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ICHTON, ELIZABETH A

Map/Lot:

U01-095

Account: 1233 Card: 1 of 1

Location: 31 FORT HILL STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 07/07/2021
Topography	Level	Sale Price 530,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4812P0309
 Reference 2 U-01-095/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.09	Acres-HS Size Adj	11,000.00	990	100%		990
Total Acres 0.09			Land Total			110,990

Dwelling Description				Replacement Cost New	
Conventional	One Story	1,444 Sqft	Grade C 110	Base	144,388
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-7,894
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,248
Attic	1/4 Finished			Attic	4,360
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1850	2017	TYPICAL	TYPICAL	Very Good	Typical	147,102			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		85%	100% 100%	125,037			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
OFFICE WOOD.....	1850	1444	C 110	99,688	V.G.	85%	100%	100%	84,735
Wood Deck	2001	121	C 100	1,384	Avq-	79%	100%	100%	1,093
1,444 SFLA	Outbuilding Total								85,828

Acpt Land	111,000	Accepted Bldg	210,900	Total	321,900
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Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 05/13/2021
Topography	Level	Sale Price 675,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B3226P0001 (01/04)		
Reference 2	U-01-096/00 0000000000		
Tran/Land/Bldg	1	1	11
FARM LAND	0	OPEN SPACE	0
Exemption(s)	Land Schedule		101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.23	Acres-HS Size Adj	11,000.00	2,530	100%		2,530
Total Acres 0.23			Land Total			112,530

Dwelling Description				Replacement Cost New	
Conventional	One Story	3,080 Sqft	Grade C 105	Base	293,976
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	1000 Sqft, Grade D	Basement Gar	None	Fin Bsmt	38,297
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,964
Attic	Floor & Stairs			Attic	5,511
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	TYPICAL	TYPICAL	Good	Typical	343,748			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete		None		80%	75%	100%	206,249		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2006	160	C 105	3,642	Good	80%	75%	100%	2,186
ONE STORY FRAME	2021	98	C 105	6,458	Good	80%	25%	100%	1,292
Frame Garage	2021	1344	C 105	35,687	Good	80%	25%	100%	7,138
3,178 SFLA							Outbuilding Total		10,616

Acpt Land	112,500	Accepted Bldg	216,900	Total	329,400
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Neighborhood VILLAGE

Zoning/Use RESIDENTIAL
Topography Level
Utilities All Public
Street Paved

Reference 1 B0676P0062
Reference 2 U-01-097/00 0000000000
Tran/Land/Bldg 9 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.14	Acres-HS Size Adj	11,000.00	1,540	100%		1,540
					Land Total	111,540

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	700 Sqft	Grade B 95	Base	100,800
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	6,205
Attic	Full Finished			Attic	10,394
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1880	0	TYPICAL	TYPICAL	Average	Typical	117,399	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		65%	100%	100%	76,309

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1880	238	B 95	16,319	Avq.	65%	100%	100%	10,607
Frame Bay Window	1880	18	B 95	1,235	Avq.	65%	100%	100%	803
Encl Frame Porch	1880	12	B 95	822	Avq.	65%	100%	100%	534
Open Frame Porch	1880	80	B 95	2,020	Avq.	65%	100%	100%	1,313
Frame Shed	1940	170	C 100	1,040	Avq.	65%	100%	100%	676
1,481 SFLA									
Outbuilding Total									13,933

Acpt Land

111,500 **Accepted Bldg**

90,200 **Total**

201,700

Valuation Report

Map/Lot: U01-098

Account: 1236 Card: 1 of 1

Location: 19 FORT HILL STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 03/03/2020
Topography	Level	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B4705P0060 B4715P0174
 Reference 2 U-01-098/00 0000000000
 Tran/Land/Bldg 9 1 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.09	Acres-Influence W Size Adj	17,500.00	1,575	100%		1,575
Total Acres 0.09					Land Total	176,575

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	448 Sqft	Grade B 100	Base		63,362
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	None	Basement		-5,121
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	10	HEARTH				
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	2	Plumbing		9,145
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	2003	TYPICAL	TYPICAL	Above Average	Typical	67,386
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		75%	100%	100%
						50,540
Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value
TWO STORY FRAME	2002	1012	B 100	119,045	Avq+	89,284
Wood Deck	2013	208	B 100	2,613	Avq+	1,960
2,696 SFLA						91,244

Acpt Land	176,600	Accepted Bldg	141,800	Total	318,400
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Neighborhood VILLAGE

Zoning/Use RESIDENTIAL
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B0000P0000
 Reference 2 U-01-099/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 20 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.13	Acres-Influence W Size Adj	17,500.00	2,275	100%		2,275
Total Acres 0.13					Land Total	177,275

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1900	72	C 100	1,687	Avq+	75%	100%	100%	1,265
OFFICE WOOD.....	1900	504	C 100	31,631	Avq+	75%	100%	100%	23,723
OFFICE WOOD.....	1900	504	C 100	31,631	Avq+	75%	100%	100%	23,723
LODGE.....	1900	1302	C 100	75,100	Avq+	75%	100%	100%	56,325
LODGE.....	1900	1302	C 100	75,100	Avq+	75%	100%	100%	56,325
BSMT UNFINISHED.	1900	1302	C 100	14,752	Avq.	65%	100%	100%	9,589
						Outbuilding Total			170,950
Acpt Land		177,300	Accepted Bldg		171,000	Total		348,300	

Name: PORTER, KAELA M

Page 1760

GROSJEAN, TAINO

Map/Lot:

U01-100

Account: 1238 Card: 1 of 1

Location:

5 BRADBURY STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 08/03/2020
Topography	Level	Sale Price 168,500
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2782P0175 (12/01)
 Reference 2 U-01-100/00 0000000000
 Tran/Land/Bldg 9 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.11	Acres-Influence W Size Adj	17,500.00	1,925	100%		1,925
Total Acres 0.11						Land Total 176,925

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	576 Sqft	Grade B 95	Base		78,940
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	..... Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	50% Forced Warm	Cooling	0% None	Heat		-2,513
Rooms	5	HEARTH		HEARTHS		0
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		2,482
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-1,340
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1763	2003	OLD TYPE	TYPICAL	Below Average	Typical	77,569
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		57%	100%	100%
						Value Rcnld 44,214

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1900	105	B 95	8,499	Avq-	57%	100%	100%	4,844
1 Story/BASEMENT	1900	63	B 95	5,100	Avq-	57%	100%	100%	2,907
Encl Frame Porch	1900	84	B 95	3,390	Avq-	57%	100%	100%	1,932
Wood Deck	1980	56	C 100	721	Avq.	79%	100%	100%	570
Wood Deck	1980	133	D 100	1,296	Fair	57%	100%	100%	739
1.25 ST GARAGE..	1920	240	D 100	10,840	Fair	42%	100%	100%	4,553
Frame Shed	1920	180	D 100	948	Fair	42%	100%	100%	398
1 Story/BASEMENT	1900	176	B 95	14,246	Avq-	57%	100%	100%	8,120
Finished Attic	1763	176	D 100	2,431	Avq-	57%	100%	100%	1,386
1,278 SFLA									Outbuilding Total 25,449

Acpt Land	176,900	Accepted Bldg	69,700	Total	246,600
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Name: KHALSA, GURU SNGAT SINGH

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KHALSA, GURU SANGAT KAUR

Map/Lot: U01-101

Account: 1239 Card: 1 of 1

Location: 14 MIDDLE STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 12/21/2014
Topography	Level	Sale Price 64,250
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Distressed Sale

Reference 1 B3740P0105 B3990P0255

Reference 2 U-01-101/00 0000000000

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.10	Acres-Influence W Size Adj	17,500.00	1,750	100%		1,750
Total Acres 0.10					Land Total	176,750

Dwelling Description

Replacement Cost New

Conventional	Two Story	816 Sqft	Grade B 95	Base	129,659
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1860	0	TYPICAL	TYPICAL	Above Average	Typical	129,659			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete		None		75%	85%	100%	82,658		
Outbuildings/Additions/Improvements							Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Open Frame Porch	1860	204	B 95	4,763	Avq-	57%	100%	100%	2,715
Encl Frame Porch	1860	120	B 95	4,675	V.G.	85%	75%	100%	2,980
Frame Shed	1920	150	B 95	1,003	Avq-	57%	100%	100%	572
Frame Garage	1920	240	B 95	9,657	Avq-	57%	100%	100%	5,504
1,632 SFLA							Outbuilding Total		11,771

Acpt Land	176,800	Accepted Bldg	94,400	Total	271,200
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Name: LINCOLN, JOSEPH K J/T JR

LINCOLN, KATHLEEN

Map/Lot:

U01-102

Account: 1240 Card: 1 of 1

Location:

20 MIDDLE STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 06/21/2013
Topography	Level	Sale Price 283,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4679P0041
 Reference 2 U-01-102/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.17	Acres-HS Size Adj	11,000.00	1,870	100%		1,870
Total Acres 0.17						Land Total 111,870

Dwelling Description				Replacement Cost New		
Conventional	Two Story	858 Sqft	Grade B 95	Base		133,660
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	8	HEARTH				
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		3,723
Attic	Floor & Stairs			Attic		1,597
FirePlaces	1			Fireplace		5,578
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1915	2002	TYPICAL	TYPICAL	Above Average	Typical	144,558			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		75%	100%	100%	108,418		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1915	188	B 95	12,891	Avq+	75%	100%	100%	9,668
Encl Frame Porch	1915	80	B 95	3,247	Avq+	75%	100%	100%	2,435
Open Frame Porch	1915	80	B 95	2,020	Avq+	75%	100%	100%	1,515
Frame Garage	2012	440	B 95	14,635	Avq+	97%	100%	100%	14,196
Open Frame Porch	1915	80	B 95	2,020	Avq+	75%	100%	100%	1,515
1,904 SFLA									Outbuilding Total 29,329

Acpt Land	111,900	Accepted Bldg	137,700	Total	249,600
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Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 05/10/2010
Topography	Level	Sale Price 74,901
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Distressed Sale

Reference 1	B4275P0134		
Reference 2	U-01-103/00 0000000000		
Tran/Land/Bldg	1	1	11
FARM LAND	0	OPEN SPACE	0
Exemption(s)	Land Schedule		101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.12	Acres-HS Size Adj	11,000.00	1,320	100%		1,320
Total Acres 0.12					Land Total	111,320

Dwelling Description				Replacement Cost New	
Colonial	Two Story	950 Sqft	Grade B 100	Base	174,786
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-2,715
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	0
Rooms	11	HEARTH			
Bedrooms	7	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	9,145
Attic	1/2 Finished			Attic	6,695
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1835	0	OLD TYPE	Old Type	Fair	Typical	187,911
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		42%	100% 100%	78,923

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1 & 1/2 STORY FR	1835	408	B 100	37,100	Fair	42%	100%	100%	15,582
Open Frame Porch	1835	144	B 100	3,617	Fair	42%	100%	100%	1,519
Open Frame Porch	1835	56	B 100	1,567	Fair	42%	100%	100%	658
Encl Frame Porch	1835	136	B 100	5,521	Fair	42%	100%	100%	2,319
Open Frame Porch	1835	12	B 100	543	Fair	42%	100%	100%	228
ONE STORY FRAME	1835	12	B 100	866	Fair	42%	100%	100%	364
2,524 SFLA									20,670

Acpt Land	111,300	Accepted Bldg	99,600	Total	210,900
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Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 01/14/2000
Topography	Steep	Sale Price 59,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B2545P0088		
Reference 2	U-01-104/00 0000000000		
Tran/Land/Bldg	1	1	11
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.12	Acres-HS Size Adj	11,000.00	1,320	100%		1,320
Total Acres 0.12					Land Total	111,320

Dwelling Description				Replacement Cost New		
Conventional	Two Story	880 Sqft	Grade B 95	Base		139,828
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement		0
Fin. Basement Area	528 Sqft, Grade E	Basement Gar	None	Fin Bsmt		17,399
Heating	100% Floor/Wall	Cooling	0% None	Heat		-7,509
Rooms	7	HEARTH				
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-2,730
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1766	0	Obsolete	TYPICAL	Fair	Typical	146,988
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		42%	97%	100%
						59,883
Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
2 STORY SHED....	1780	270	B 95	2,360	Fair	961
1,760 SFLA						961

Acpt Land	111,300	Accepted Bldg	60,800	Total	172,100
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Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 06/01/2021
Topography	Steep	Sale Price 360,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B2522P0024
Reference 2	U-01-105/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.14	Acres-HS Size Adj	11,000.00	1,540	100%		1,540
Total Acres 0.14					Land Total	111,540

Dwelling Description				Replacement Cost New	
Colonial	Two Story	1,008 Sqft	Grade B 100	Base	185,457
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,919
Attic	Floor & Stairs			Attic	1,975
FirePlaces	1			Fireplace	5,871
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout					Total
1860	0	TYPICAL	TYPICAL	Above Average	Typical					197,222
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %				Value(Rcnld)
None		None		75%	90%	100%				133,125
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
1 & 1/2 STORY FR	1860	100	B 100	9,093	Avq+	75%	90%	100%	6,138	
ONE STORY FRAME	1950	140	B 100	10,104	Avq+	75%	90%	100%	6,820	
Frame Garage	1950	336	B 100	12,680	Avq+	75%	90%	100%	8,559	
Wood Deck	2000	290	C 100	3,108	Avq.	89%	100%	100%	2,766	
Brick Deck	2000	30	C 100	285	Avq.	89%	100%	100%	254	
2,306 SFLA									24,537	
Acpt Land		111,500		Accepted Bldg		157,700		Total		269,200

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 09/08/2014
Topography	Above Street	Sale Price 110,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4817P0041
 Reference 2 U-01-106/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.39	Acres-HS Size Adj	11,000.00	4,290	100%		4,290
					Land Total	114,290

Dwelling Description				Replacement Cost New	
Colonial	Two & 1/2 Story	1,140 Sqft	Grade B 100	Base	222,852
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-6,516
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	12	HEARTH			
Bedrooms	8	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	10,451
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-465
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	0	TYPICAL	TYPICAL	Fair	Typical	226,322
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		42%	100%	100%
						95,055

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
ONE STORY FRAME	1950	182	B 100	13,135	Fair	42%	100%	100%	5,517
TWO STORY FRAME	1950	255	B 100	29,997	Fair	42%	100%	100%	12,599
ONE STORY FRAME	1950	189	B 100	13,641	Fair	42%	100%	100%	5,729
Wood Deck	1990	69	B 100	982	Fair	42%	100%	100%	412
Frame Garage	1950	384	C 100	12,120	Fair	42%	100%	100%	5,090
1.25 ST GARAGE..	1950	432	C 100	19,991	Fair	42%	100%	100%	8,396
Encl Frame Porch	1950	144	B 100	5,821	Fair	42%	100%	100%	2,445
Encl Frame Porch	1950	16	B 100	1,015	Fair	42%	100%	100%	426
Outbuilding Total									40,614

Acpt Land	114,300	Accepted Bldg	135,700	Total	250,000
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WISCASSET
 Name: O'ROURKE, MARTIN
 RICE, HARVEY M

Valuation Report

09/13/2022

Page 1767

Account: 1245 Card: 1 of 1

Map/Lot: U01-107
 Location: 4 BRADBURY STREET

Neighborhood	VILLAGE	Sale Data	
Zoning/Use	RESIDENTIAL	Sale Date	06/29/2017
Topography	Steep	Sale Price	405,000
Utilities	All Public	Sale Type	Land & Buildings
Street	Paved	Financing	Unknown
		Verified	Public Record
		Validity	Arms Length Sale

Reference 1 B4058P0027
 Reference 2 U-01-107/00 0000000000
 Tran/Land/Bldg 0 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.21	Acres-Influence W Size Adj	17,500.00	3,675	100%		3,675
Total Acres 0.21			Land Total			178,675

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	750 Sqft	Grade B 100	Base	113,684
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	721 Sqft, Grade D	Basement Gar	None	Fin Bsmt	27,612
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	14	HEARTH			
Bedrooms	5	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	13,064
Attic	None			Attic	0
FirePlaces	2			Fireplace	7,840
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	TYPICAL	TYPICAL	Above Average	Typical	162,200
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		75%	100%	100%
						Value Rcnld
						121,650

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1960	1225	B 100	104,374	Avq+	75%	100%	100%	78,280
Open Frame Porch	1960	35	B 100	1,079	Avq+	75%	100%	100%	809
Open Frame Porch	1960	144	B 100	3,617	Avq+	75%	100%	100%	2,713
Frame Garage	1960	288	B 100	11,423	Avq+	75%	100%	100%	8,567
Unfin Basement	1960	288	B 100	1,325	Avq+	75%	100%	100%	994
Wood Deck	1890	132	B 100	1,720	Avq+	75%	100%	100%	1,290
Wood Deck	1890	55	B 100	818	Avq+	75%	100%	100%	614
2S Open Fr Porch	1890	32	B 100	1,644	Avq+	75%	100%	100%	1,233
2,537 SFLA									94,500

Acpt Land	178,700	Accepted Bldg	216,200	Total	394,900
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Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 08/15/2017
Topography	Level	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B3039P0197 (04/03)
 Reference 2 U-01-108/00 0000000000
 Tran/Land/Bldg 8 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.18	Acres-Influence W Size Adj	17,500.00	3,150	100%		3,150
					Land Total	178,150

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,370 Sqft	Grade B 95	Base		137,255
Exterior	T-111	Masonry Trim	None	Trim		0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	870 Sqft, Grade B	Basement Gar	None	Fin Bsmt		42,326
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	10	HEARTH		HEARTHS		0
Bedrooms	4	Add Fixtures	0			
Baths	4	Half Baths	0	Plumbing		13,652
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,578
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1969	1987	TYPICAL	TYPICAL	Average	Typical	198,811			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
LAYOUT.....		None		77%	87%	100%	133,183		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1986	728	B 95	49,915	Avq.	77%	87%	100%	33,438
Open Frame Porch	1980	50	B 95	1,357	Avq.	77%	90%	100%	941
Encl Frame Porch	2001	170	B 95	6,458	Avq.	77%	90%	100%	4,476
Frame Shed	1980	40	B 95	268	Avq.	77%	90%	100%	185
Canopy	1980	285	B 95	3,217	Avq.	77%	90%	100%	2,229
						Outbuilding Total			41,269

Acpt Land	178,200	Accepted Bldg	174,500	Total	352,700
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Valuation Report

Map/Lot: U01-109

Account: 1247 Card: 1 of 1

Location: 10 MIDDLE STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 09/14/2007
Topography	Above Street	Sale Price 485,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4127P0203
 Reference 2 U-01-109/00 0000000000
 Tran/Land/Bldg 9 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.24	Acres-Influence W Size Adj	17,500.00	4,200	100%		4,200
					Land Total	179,200

Dwelling Description				Replacement Cost New	
Conventional	Two Story	1,155 Sqft	Grade B 110	Base	212,502
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	10	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	8,622
Attic	Floor & Stairs			Attic	2,490
FirePlaces	2			Fireplace	8,624
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout					Total
1927	2007	TYPICAL	TYPICAL	Good	Typical					232,238
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %				Value(Rcnld)
None		None		80%	100%	100%				185,790
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Open Frame Porch	1927	15	B 110	674	Good	80%	100%	100%	539	
Open Frame Porch	1927	40	B 110	1,314	Good	80%	100%	100%	1,051	
1 Story/BASEMENT	1927	150	B 110	14,059	Good	80%	100%	100%	11,247	
1S BAY WIND/BSMT	1927	32	B 110	3,227	Good	80%	100%	100%	2,582	
Frame Garaqe	1930	418	B 110	16,312	Good	80%	100%	100%	13,050	
Outbuilding Total									28,469	

Acpt Land	179,200	Accepted Bldg	214,300	Total	393,500
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Neighborhood	VILLAGE	Sale Data
Zoning/Use	VILLAGE WTRFRONT	Sale Date 07/28/2013
Topography	Level	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B2902P0107 (08/02)
 Reference 2 U-01-110/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 2 50 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.24	Acres-Influence W Size Adj	17,500.00	4,200	100%		4,200
Total Acres 0.24					Land Total	179,200

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	684 Sqft	Grade B 95	Base		96,564
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt		3,896
Heating	50% Forced Warm	Cooling	0% None	Heat		-3,482
Rooms	7	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1880	2005	TYPICAL	TYPICAL	Average	Typical	96,978				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	65%	100%	100%	63,036					
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
1 Story/BASEMENT	1880	220	B 95	17,808	Avq.	65%	100%	100%	11,575	
1SFr Overhang	1880	46	B 95	3,154	Avq.	65%	100%	100%	2,050	
Open Frame Porch	1880	78	B 95	1,976	Avq.	65%	100%	100%	1,284	
OPEN PORCH/BSMT	1880	130	B 95	4,736	Avq.	65%	100%	100%	3,078	
1,463 SFLA						Outbuilding Total			17,987	
Acpt Land		179,200	Accepted Bldg		81,000	Total		260,200		

WISCASSET
 Name: WISCASSET, INHABITANTS OF MUN.

Valuation Report

09/13/2022

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Map/Lot:

U01-111

Account: 1249 Card: 1 of 1

Location:

FORE STREET

Neighborhood VILLAGE

Zoning/Use VILLAGE WTRFRONT
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B2512P0013
 Reference 2 U-01-111/00 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.22	Acres-Influence W Size Adj	17,500.00	3,850	100%		3,850
					Land Total	178,850

Acpt Land	178,900	Accepted Bldg	0	Total	178,900
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Valuation Report

Map/Lot: U01-112

Account: 1250 Card: 1 of 1

Location: PLEASANT AND FORE STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	VILLAGE WTRFRONT	Sale Date 06/28/2002
Topography	Low	Sale Price 0
Utilities	All Public	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2879P0200,203,205 (06/02)
 Reference 2 U-01-112/00 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 101

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.40	Acres-Wasteland	60.00	84	100%		84
Total Acres 1.40				Land Total		84
Acpt Land		100	Accepted Bldg		0	Total
						100

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 08/08/2017
Topography	Level	Sale Price 385,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B2583P0248		
Reference 2	U-01-113/00 0000000000		
Tran/Land/Bldg	1	1	11
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.24	Acres-Influence W Size Adj	17,500.00	4,200	100%		4,200
Total Acres 0.24					Land Total	179,200

Dwelling Description				Replacement Cost New	
Colonial	Two Story	684 Sqft	Grade B 105	Base	129,547
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	10	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,859
Attic	None			Attic	0
FirePlaces	3			Fireplace	10,299
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1807	0	TYPICAL	TYPICAL	Average	Typical	146,705
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	95,358	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	1807	420	B 105	51,876	Avq.	65%	100%	100%	33,719
1S AD/GAR.....	1807	255	B 105	23,258	Avq.	65%	100%	100%	15,118
Frame Garage	1807	285	B 105	11,911	Avq.	65%	100%	100%	7,742
Encl Frame Porch	1807	30	B 105	1,618	Avq.	65%	100%	100%	1,052
2,208 SFLA									57,631
Outbuilding Total									57,631

Acpt Land	179,200	Accepted Bldg	153,000	Total	332,200
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Valuation Report

Map/Lot: U01-114

Account: 1252 Card: 1 of 1

Location: 8 FORT HILL STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 08/06/2012
Topography	Level	Sale Price 171,500
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4555P0295
 Reference 2 U-01-114/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.09	Acres-Influence W Size Adj	17,500.00	1,575	100%		1,575
Total Acres 0.09					Land Total	176,575

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	540 Sqft	Grade B 95	Base		76,235
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	6	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		4,964
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1820	0	TYPICAL	TYPICAL	Above Average	Typical	81,199			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		75%	100%	100%	60,899		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1975	65	B 95	4,456	Avq+	75%	100%	100%	3,342
ONE STORY FRAME	1971	222	B 95	15,222	Avq+	75%	100%	100%	11,416
Frame Garage	1971	480	B 95	15,630	Avq+	75%	100%	100%	11,722
Wood Deck	1971	30	C 100	456	Avq.	74%	100%	100%	337
1,232 SFLA									26,817
Acpt Land									176,600
Accepted Bldg						Total		87,700	
									264,300

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 03/29/2021
Topography	Rolling	Sale Price 255,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B4647P0105		
Reference 2	U-01-115/00 0000000000		
Tran/Land/Bldg	1	1	11
FARM LAND	0	OPEN SPACE	0
Exemption(s)	Land Schedule		101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.15	Acres-Influence W Size Adj	17,500.00	2,625	100%		2,625
Total Acres 0.15			Land Total			177,625

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	640 Sqft	Grade B 95	Base		85,991
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement		-3,475
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	6	HEARTH		HEARTHS		0
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Capped Only			Insulation		-149
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1815	2009	GOOD	GOOD	Average	Typical	82,367				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		65%	100%	100%	53,539			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
ONE STORY FRAME	1900	234	B 95	16,045	Avq.	65%	100%	100%	10,429	
ONE STORY FRAME	1900	117	B 100	8,444	Avq.	65%	0%	100%	0	
Wood Deck	1990	140	B 95	1,724	Avq.	65%	100%	100%	1,121	
ONE STORY FRAME	1950	112	B 95	7,679	Avq.	65%	100%	100%	4,991	
1,423 SFLA									16,541	
Acpt Land		177,600		Accepted Bldg		70,100		Total		247,700

Name: WINTERBERG, FREDERICK H

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WINTERBERG, LINDA Z

Map/Lot: U01-116

Account: 1254 Card: 1 of 1

Location: 25 PLEASANT STREET

Neighborhood VILLAGE

Zoning/Use RESIDENTIAL
Topography Level
Utilities All Public
Street Paved

Reference 1 B1361P0281
Reference 2 U-01-116/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 101

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Water Influence 1 (175,000) and 0.19 Acres-Influence W Size Adj (17,500.00).

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Measure, Condition, Replacement Cost, Value. Rows include Colonial (Two Story, 1,360 Sqft, Grade B 100, Base 250,219), Foundation (Brick &/or Stone, Basement, Damp 1/2 Bmt, Basement -7,773), etc.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Values include 1793, 2010, TYPICAL, TYPICAL, Below Average, Typical, 282,101.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Frame Garage (1940, 300, D 100, 8,777, Fair, 42%, 100%, 100%, 3,686).

Acpt Land 178,300 Accepted Bldg 166,500 Total 344,800

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 08/25/2005
Topography	RollingAbove Street	Sale Price 414,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3541P0269 (08/05)
 Reference 2 U-01-117/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.35	Acres-Influence W Size Adj	17,500.00	6,125	100%		6,125
					Land Total	181,125

Dwelling Description				Replacement Cost New	
Colonial	Two Story	1,147 Sqft	Grade A 100	Base	241,075
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/4 Bmt	Basement	-11,458
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,611
Attic	Floor & Stairs			Attic	2,619
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-437
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout					Total
1766	1820	TYPICAL	Old Type	Good	Typical					239,410
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %				Value(Rcnld)
None		None		80%	100%	100%				191,528
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		Value Rcnld
ONE STORY FRAME	1900	136	B 100	9,815	Avq.	65%	100%	100%		6,380
Open Frame Porch	1766	210	B 100	5,154	Avq.	65%	100%	100%		3,350
1.50 ST SHED....	1940	320	C 100	2,240	Avq-	57%	100%	100%		1,277
Canopy	1940	120	C 100	1,285	Avq-	57%	100%	100%		732
Outbuilding Total										11,739
Acpt Land		181,100		Accepted Bldg		203,300		Total		384,400

WISCASSET
 Name: GERETY, MATHEW ROBERT
 TATE, EMILY ANN

Valuation Report

09/13/2022

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Account: 1256 Card: 1 of 1

Map/Lot: U01-118
 Location: 9 BRADBURY STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 03/15/2017
Topography	Above Street	Sale Price 196,500
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2091P0142
 Reference 2 U-01-118/00 0000000000
 Tran/Land/Bldg 9 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.07	Acres-Influence W Size Adj	17,500.00	1,225	100%		1,225
Total Acres 0.07					Land Total	176,225

Dwelling Description				Replacement Cost New		
Conventional	Two Story	420 Sqft	Grade B 95	Base		66,736
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Damp 1/4 Bmt	Basement		-3,421
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt		3,896
Heating	85% Forced Warm	Cooling	0% None	Heat		-733
Rooms	9	HEARTH				
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		3,723
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,578
Insulation	Capped Only			Insulation		-130
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout				Total
1790	1960	TYPICAL	Old Type	Average	Typical				75,649
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			Value(Rcnld)
None		None		65%	100%	100%			49,172
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.75 Story/BSMT	1790	336	B 95	37,555	Avq.	65%	100%	100%	24,411
Open Frame Porch	1790	156	B 95	3,701	Avq.	65%	100%	100%	2,406
Wood Deck	1990	112	B 95	1,412	Avq.	65%	100%	100%	918
1.50 ST ATT SHED	1790	336	B 95	2,970	Avq.	65%	100%	100%	1,931
1,428 SFLA						Outbuilding Total			29,666
Acpt Land		176,200	Accepted Bldg		78,800	Total		255,000	

Valuation Report

Map/Lot: U01-119

Account: 1257 Card: 1 of 1

Location: 16 FORT HILL STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 05/05/2016
Topography	Rolling	Sale Price 99,900
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B1074P0219 B4248P0261
 Reference 2 U-01-119/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	90%	Topoqrphry	99,000
0.20	Acres-HS Size Adj	11,000.00	2,200	100%		2,200
					Land Total	101,200

Dwelling Description				Replacement Cost New	
Conventional	One Story	448 Sqft	Grade C 100	Base	39,925
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-2,227
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	7,367
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-636
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1790	0	TYPICAL	TYPICAL	Above Average	Typical	44,429			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		Location		75%	90%	95%	28,490		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2016	128	C 100	1,456	Avq.	92%	100%	95%	1,273
448 SFLA						Outbuilding Total			1,273
Acpt Land		101,200		Accepted Bldg		29,800		Total	131,000

Name: BARNATT, STEPHEN

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BARNATT, JOAN

Map/Lot: U01-120

Account: 1258 Card: 1 of 1

Location: 20 FORT HILL STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 10/24/2017
Topography	SteepBelow Street	Sale Price 90,000
Utilities	Public WaterPublic Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Foreclosure

Reference 1 B4196P0090
 Reference 2 U-01-120/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	90%	Topoqrphry	99,000
0.26	Acres-HS Size Adj	11,000.00	2,860	100%		2,860
Total Acres 0.26					Land Total	101,860

Dwelling Description				Replacement Cost New	
Conventional	Two Story	624 Sqft	Grade B 95	Base	99,151
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-3,630
Rooms	6	HEARTH		HEARTH	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,205
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-194
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1796	1960	TYPICAL	Old Type	Good	Typical	101,532				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	Location	80%	90%	100%	73,103					
Outbuildings/Additions/Improvements					Percent Good			Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
ONE STORY FRAME	1960	198	B 95	13,576	Good	80%	90%	100%	9,775	
Frame Shed	1960	153	B 95	1,022	Good	80%	90%	100%	736	
Encl Frame Porch	1796	28	B 95	1,393	Good	80%	90%	100%	1,003	
Frame Garage	2001	336	C 100	11,026	Good	96%	100%	100%	10,585	
Frame Shed	1960	198	C 100	1,212	Avq.	69%	100%	100%	836	
Unfin Basement	2001	336	C 100	1,344	Avq.	89%	100%	100%	1,196	
Wood Deck	2010	192	C 100	2,108	Avq.	92%	100%	100%	1,939	
1,446 SFLA										
					Outbuilding Total			26,070		
Acpt Land		101,900		Accepted Bldg		99,200		Total		201,100

Neighborhood VILLAGE

Zoning/Use BUSINESS
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B1137P0168
 Reference 2 U-01-121/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 16 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	213,750	213,750	100%		213,750
0.29	Acres-Commercial Size Adj	11,250.00	3,263	100%		3,263
					Land Total	217,013

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
CANOPY AV.....	0	276	C 100	5,100	Avq.	65%	100%	100%	3,315
STORE MASONRY...	1962	4262	C 100	424,879	Avq.	70%	100%	100%	297,415
PAVING.....	1962	3300	C 100	6,600	Avq-	62%	100%	100%	4,092
Outbuilding Total									304,822

Accpt Land	217,000	Accepted Bldg	304,800	Total	521,800
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Neighborhood	VILLAGE	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 02/28/2008
Topography	Level	Sale Price 200,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Partial Interest

Reference 1 B3973P0023
 Reference 2 U-01-122/00 0000000000
 Tran/Land/Bldg 8 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	213,750	213,750	100%		213,750
0.30	Acres-Commercial Size Adj	11,250.00	3,375	100%		3,375
					Land Total	217,125

Dwelling Description				Replacement Cost New		
Conventional	Two Story	1,939 Sqft	Grade A 100	Base		407,537
Exterior	BRICK/STONE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water C	Cooling	0% Heat Pump	Heat		0
Rooms	15	HEARTH				
Bedrooms	0	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		3,044
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Capped Only			Insulation		-738
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1797	1980	TYPICAL	TYPICAL	Average	Typical	409,843
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	266,398

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1797	70	A 100	1,158	Avq.	65%	100%	100%	753
2.00 ST BARN....	1920	616	C 100	40,748	Avq-	57%	50%	100%	11,613
Encl Frame Porch	1797	128	A 100	6,084	Avq.	65%	100%	100%	3,955
Outbuilding Total									16,321

Acpt Land	217,100	Accepted Bldg	282,700	Total	499,800
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WISCASSET
 Name: FISCHER, CYNTHIA M
 FISCHER, DAVID P

Valuation Report

09/13/2022
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 U01-123

Account: 1261 Card: 1 of 1

Map/Lot: U01-123
 Location: 41 PLEASANT STREET

Neighborhood VILLAGE

 Zoning/Use RESIDENTIAL
 Topography Steep
 Utilities All Public
 Street Paved

Reference 1 B1335P0011
 Reference 2 U-01-123/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.42	Acres-HS Size Adj	11,000.00	4,620	100%		4,620
Total Acres 0.42					Land Total	114,620

Dwelling Description

Replacement Cost New

Conventional	Two Story	414 Sqft	Grade C 105	Base	63,224
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	None	Basement	-4,321
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,386
Attic	Floor & Stairs			Attic	741
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,235
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	OLD TYPE	TYPICAL	Average	Typical	60,795
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	39,517

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1.5 Story/BSMT	1870	336	C 105	31,893	Avq.	65%	100%	100%	20,730
Frame Shed	1870	480	C 105	3,085	Avq.	65%	100%	100%	2,005
Res. Greenhouse	1970	119	D 100	5,538	Fair	52%	100%	100%	2,880
Frame Garage	1940	308	C 100	10,388	Fair	42%	100%	100%	4,363
Open Frame Porch	1870	128	C 105	2,962	Avq.	65%	100%	100%	1,925
Frame Bay Window	1870	18	C 105	1,186	Avq.	65%	100%	100%	771
Wood Deck	1999	216	C 100	2,353	Avq.	88%	100%	100%	2,071
Frame Shed	1870	32	C 105	206	Avq.	65%	100%	100%	134
1,350 SFLA									34,879

Acpt Land 114,600 **Accepted Bldg** 74,400 **Total** 189,000

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 07/28/2021
Topography	Level	Sale Price 397,352
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B0614P0112		
Reference 2	U-01-124/00 0000000000		
Tran/Land/Bldg	1	1	11
FARM LAND	0	OPEN SPACE	0
Exemption(s)	Land Schedule		101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.25	Acres-HS Size Adj	11,000.00	2,750	100%		2,750
Total Acres 0.25						Land Total 112,750

Dwelling Description				Replacement Cost New		
Conventional	Two Story	759 Sqft	Grade B 95	Base		120,602
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement		-4,121
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	88% Forced Warm	Cooling	0% None	Heat		-1,060
Rooms	8	HEARTH				
Bedrooms	3	Add Fixtures	1			
Baths	1	Half Baths	1	Plumbing		3,723
Attic	Floor & Stairs			Attic		1,413
FirePlaces	0			Fireplace		0
Insulation	Capped Only			Insulation		-235
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1880	0	TYPICAL	TYPICAL	Average	Typical	120,322			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		65%	100%	100%	78,209		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1880	169	B 95	3,990	Avq.	65%	100%	100%	2,594
ONE STORY FRAME	1900	200	B 95	13,713	Avq.	65%	100%	100%	8,913
1.25 ST GARAGE..	1970	528	C 100	23,684	Avq.	74%	100%	100%	17,526
Wood Deck	1970	120	C 100	1,374	Avq.	74%	100%	100%	1,017
Encl Frame Porch	2002	80	C 100	2,972	Avq.	90%	100%	100%	2,675
1,718 SFLA									Outbuilding Total 32,725

Acpt Land	112,800	Accepted Bldg	110,900	Total	223,700
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Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 11/08/2004
Topography	Level	Sale Price 110,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Renovations

Reference 1 B3391P0156 (11/04)
 Reference 2 U-01-125/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.06	Acres-HS Size Adj	11,000.00	660	100%		660
Total Acres 0.06					Land Total	110,660

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	540 Sqft	Grade B 95	Base		74,006
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Wood Shingles	Roof		419
						0
						0
Foundation	Brick &/or Stone	Basement	Wet 1/4 Bmt	Basement		-4,398
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-3,456
Rooms	5	HEARTH				
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		2,482
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,578
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1792	2005	TYPICAL	Old Type	Good	Typical	74,631
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	80%	100%	100%	59,705	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 3/4 STORY FR	2005	300	B 95	29,818	Avq.	91%	100%	100%	27,134
Frame Garage	1940	252	C 100	9,113	Avq-	57%	100%	100%	5,194
Encl Frame Porch	2005	25	B 95	1,286	Good	80%	100%	100%	1,029
1,335 SFLA									
Outbuilding Total									33,357

Acpt Land	110,700	Accepted Bldg	93,100	Total	203,800
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Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 04/07/2016
Topography	Above Street	Sale Price 350,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B3926P0185
Reference 2	U-01-126/00 0000000000
Tran/Land/Bldg	0 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.21	Acres-HS Size Adj	11,000.00	2,310	100%		2,310
Total Acres 0.21					Land Total	112,310

Dwelling Description				Replacement Cost New		
Conventional	One Story	520 Sqft	Grade B 100	Base		53,293
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt		4,101
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	4	HEARTH				
Bedrooms	1	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		6,532
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	TYPICAL	TYPICAL	Above Average	Typical	63,926
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		97%	100%	100%
						Value (Rcnld)
						62,008

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	2009	384	B 100	39,921	Avq+	97%	100%	100%	38,723
1 Story/BASEMENT	2009	240	B 100	20,449	Avq+	97%	100%	100%	19,836
Wood Deck	2009	56	B 100	829	Avq+	97%	100%	100%	804
Wood Deck	2009	230	C 100	2,496	Avq+	97%	100%	100%	2,421
Frame Shed	2021	192	C 100	1,175	Avq.	92%	100%	100%	1,081
1,336 SFLA									Outbuilding Total
									62,865

Acpt Land	112,300	Accepted Bldg	124,900	Total	237,200
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Name: DINSMORE, SARAH S

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HULIT, MICHAEL D

Map/Lot: U01-127

Account: 1265 Card: 1 of 1

Location: 27 PLEASANT STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 12/01/2020
Topography	Above Street	Sale Price 247,500
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4559P0134
 Reference 2 U-01-127/00 0000000000
 Tran/Land/Bldg 0 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.10	Acres-HS Size Adj	11,000.00	1,100	100%		1,100
Total Acres 0.10					Land Total	111,100

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	540 Sqft	Grade B 95	Base		72,555
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	6	HEARTH				
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	2			Fireplace		7,448
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1800	0	TYPICAL	TYPICAL	Above Average	Typical	80,003				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		75%	100%	100%	60,002			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Frame Shed	1800	243	B 95	1,624	Avq+	75%	100%	100%	1,218	
Frame Garage	1800	288	B 95	10,852	Avq+	75%	100%	100%	8,139	
Wood Deck	2002	60	B 95	832	Avq+	75%	100%	100%	624	
Wood Deck	2003	154	B 95	1,880	Avq+	75%	100%	100%	1,410	
1 Story/BASEMENT	1800	468	B 95	37,881	Avq+	75%	100%	100%	28,411	
1,278 SFLA									39,802	
Acpt Land		111,100		Accepted Bldg		99,800		Total		210,900

WISCASSET
 Name: WINTERBERG, LINDA Z

Valuation Report

09/13/2022

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Map/Lot: U01-128

Account: 1266 Card: 1 of 1

Location: PLEASANT/BRADBURY ST.

Neighborhood	VILLAGE			Sale Data
Zoning/Use	RESIDENTIAL			Sale Date 09/12/2008
Topography	Level			Sale Price 5,100
Utilities	NoWater/NoSewer			Sale Type Land Only
Street	Paved			Financing Unknown
				Verified Public Record
				Validity Arms Length Sale

Reference 1 B4050P0255
 Reference 2 U-01-128/00 0000000000
 Tran/Land/Bldg 6 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	5%	Restrictio	8,750
0.09	Acres-Influence W Size Adj	17,500.00	1,575	100%		1,575
Total Acres 0.09					Land Total	10,325
Acpt Land		10,300	Accepted Bldg		0	Total
						10,300

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 09/25/2001
Topography	Level	Sale Price 0
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2740P0185 (09/01)
 Reference 2 U-01-129/00 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 101

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.02	Acres-Influence W Size Adj	17,500.00	350	100%		350
Total Acres 0.02					Land Total	175,350
Acpt Land		175,400	Accepted Bldg		0	Total
						175,400

Name: BOGAN, JOHN R III

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BOGAN, CLAIRE L

Map/Lot:

U01-130

Account: 1268 Card: 1 of 1

Location: 42 PLEASANT STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 04/01/2019
Topography	Level	Sale Price 284,500
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2494P0308 B4102P0309
 Reference 2 U-01-130/00 0000000000
 Tran/Land/Bldg 6 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.24	Acres-HS Size Adj	11,000.00	2,640	100%		2,640
Total Acres 0.24					Land Total	112,640

Dwelling Description				Replacement Cost New	
Colonial	Two Story	700 Sqft	Grade B 100	Base	128,789
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-4,001
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	10	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,919
Attic	Full Finished			Attic	10,941
FirePlaces	4			Fireplace	11,778
Insulation	Minimal			Insulation	-2,286
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1765	0	TYPICAL	TYPICAL	Above Average	Typical	149,140	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		75%	100%	100%	111,855

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1850	560	B 100	73,171	Avq+	75%	100%	100%	54,878
ONE STORY FRAME	1850	90	B 100	6,495	Avq+	75%	100%	100%	4,871
Frame Shed	1850	165	B 100	1,162	Avq+	75%	100%	100%	872
Encl Frame Porch	1765	42	B 100	1,992	Avq+	75%	100%	100%	1,494
2 STORY GARAGE	1776	660	C 100	30,070	Avq.	65%	100%	100%	19,546
Wood Deck	1990	128	D 100	1,252	Avq.	84%	100%	100%	1,052
Frame Garage	1930	200	D 100	6,818	Avq-	57%	100%	100%	3,886
2,610 SFLA									86,599

Acpt Land	112,600	Accepted Bldg	198,500	Total	311,100
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Name: TAYLOR, WILLIAM COLLINS

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TAYLOR, ELIZABETH SAVERY

Map/Lot: U01-131

Account: 1269 Card: 1 of 1

Location: 180 MAIN STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 08/16/2021
Topography	Level	Sale Price 375,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2952P0110 11/02
 Reference 2 U-01-131/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	213,750	213,750	80%		171,000
0.14	Acres-Commercial Size Adj	11,250.00	1,575	100%		1,575
Total Acres 0.14					Land Total	172,575

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	540 Sqft	Grade B 100	Base	77,901
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,919
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,871
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1784	0	Obsolete	Old Type	Average	Typical	87,691			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
LAYOUT.....		None		65%	92%	100%	52,439		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1784	252	B 100	18,188	Avq.	65%	100%	100%	11,822
Unfinished Attic	1784	252	B 100	1,264	Avq.	65%	100%	100%	822
1 Story/BASEMENT	1784	314	B 100	26,754	Avq.	65%	100%	100%	17,390
Wood Deck	1980	176	B 100	2,237	Avq.	79%	100%	100%	1,767
Frame Shed	1940	252	D 100	1,326	Avq.	65%	100%	100%	862
Frame Shed	1940	432	C 100	2,644	Avq.	65%	100%	100%	1,719
Frame Garage	2009	484	C 100	14,398	Avq.	92%	100%	100%	13,246
ONE STORY FRAME	2009	16	C 100	1,004	Avq.	92%	100%	100%	924
1,392 SFLA						Outbuilding Total			48,552

Acpt Land	172,600	Accepted Bldg	101,000	Total	273,600
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Name: SNYDER, RICHARD L J/T

Page 1792

SNYDER, FAYE A

Map/Lot:

U01-132

Account: 1270 Card: 1 of 1

Location: 190 MAIN STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 01/27/2006
Topography	Level	Sale Price 275,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Renovations

Reference 1 B3627P0261 (01/06)
 Reference 2 U-01-132/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	213,750	213,750	80%		171,000
0.15	Acres-Commercial Size Adj	11,250.00	1,688	100%		1,688
Total Acres 0.15					Land Total	172,688

Dwelling Description				Replacement Cost New		
Conventional	Two Story	908 Sqft	Grade B 100	Base		148,893
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	8	HEARTH				
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		3,919
Attic	Full Finished			Attic		12,979
FirePlaces	1			Fireplace		5,871
Insulation	Capped Only			Insulation		-297
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	0	GOOD	TYPICAL	Average	Typical	171,365
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	111,387

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1820	240	C 100	15,062	Avq.	65%	100%	100%	9,790
Encl Frame Porch	1995	112	C 100	4,017	Avq.	86%	100%	100%	3,455
Wood Deck	1995	289	C 100	3,098	Avq.	86%	100%	100%	2,664
2,056 SFLA									
Outbuilding Total									15,909

Acpt Land	172,700	Accepted Bldg	127,300	Total	300,000
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Name: WALLACE, JOSEPH D

Page 1793

WALLACE, MARY H

Map/Lot:

U01-133

Account: 1271 Card: 1 of 1

Location:

200 MAIN STREET

Neighborhood	VILLAGE			Sale Data
Zoning/Use	RESIDENTIAL	Sale Date	09/01/1996	
Topography	Level	Sale Price	170,000	
Utilities	All Public	Sale Type	Land & Buildings	
Street	Paved	Financing	Unknown	
		Verified	Public Record	
		Validity	Arms Length Sale	

Reference 1	B2186P0010
Reference 2	U-01-133/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.11	Acres-HS Size Adj	11,000.00	1,210	100%		1,210
Total Acres 0.11					Land Total	111,210

Dwelling Description				Replacement Cost New		
Conventional	Two Story	1,056 Sqft	Grade B 95	Base		164,504
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Damp 3/4 Bmt	Basement		-2,867
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	9	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	2	Plumbing		4,964
Attic	Full Finished			Attic		13,708
FirePlaces	0			Fireplace		0
Insulation	None			Insulation		-3,276
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1896	0	TYPICAL	Old Type	Average	Typical	177,033			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	65%	100%	100%	115,071				
Outbuildings/Additions/Improvements						Percent Good			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1896	72	B 95	4,937	Avq.	65%	100%	100%	3,209
Open Frame Porch	1896	190	B 95	4,455	Avq.	65%	100%	100%	2,896
Encl Frame Porch	1896	120	B 95	4,674	Avq.	65%	100%	100%	3,038
Wood Deck	1980	105	C 100	1,221	Avq.	79%	100%	100%	965
2,184 SFLA						Outbuilding Total			10,108
Acpt Land		111,200	Accepted Bldg		125,200	Total		236,400	

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 04/25/2018
Topography	Level	Sale Price 260,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B3934P0149 B4692P0138		
Reference 2	U-01-134/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	213,750	213,750	80%		171,000
0.09	Acres-Commercial Size Adj	11,250.00	1,013	100%		1,013
Total Acres 0.09					Land Total	172,013

Dwelling Description				Replacement Cost New	
Conventional	Two Story	910 Sqft	Grade B 100	Base	152,206
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,613
Attic	Floor & Stairs			Attic	1,783
FirePlaces	2			Fireplace	7,840
Insulation	Capped Only	SFLA	1,820	Insulation	-297
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1820	0	TYPICAL	TYPICAL	Below Average	Typical	164,145	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		57%	100%	100%	93,563

Acpt Land	172,000	Accepted Bldg	93,600	Total	265,600
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Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 05/22/2020
Topography	Rolling	Sale Price 225,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3932P0075
 Reference 2 U-01-135/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.12	Acres-HS Size Adj	11,000.00	1,320	100%		1,320
Total Acres 0.12					Land Total	111,320

Dwelling Description				Replacement Cost New		
Conventional	One Story	360 Sqft	Grade C 100	Base		32,083
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	80% Hot Water C	Cooling	0% None	Heat		-383
Rooms	7	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	2	Plumbing		4,544
Attic	Full Finished			Attic		6,617
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1890	2012	TYPICAL	TYPICAL	Average	Typical	42,861			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		65%	100%	100%	27,860		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	1890	360	C 100	32,544	Avq.	65%	100%	100%	21,154
ONE STORY FRAME	1890	168	C 100	10,544	Avq.	65%	100%	100%	6,854
Wood Deck	1890	184	C 100	2,027	Avq.	65%	100%	100%	1,318
Frame Shed	1970	112	E 100	507	Poor	36%	100%	100%	183
Finished Attic	1890	168	C 100	2,698	Avq.	65%	100%	100%	1,754
1,135 SFLA									31,263
Outbuilding Total									31,263

Acpt Land	111,300	Accepted Bldg	59,100	Total	170,400
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Valuation Report

Map/Lot: U01-136

Account: 1274 Card: 1 of 1

Location: 15 SUMMER STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 06/28/2017
Topography	Rolling	Sale Price 220,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Other Non Valid

Reference 1 B3974P0214 B4564P0308
 Reference 2 U-01-136/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.22	Acres-HS Size Adj	11,000.00	2,420	100%		2,420
Total Acres 0.22						Land Total 112,420

Dwelling Description				Replacement Cost New		
Other	One & 3/4 Story	1,540 Sqft	Grade C 100	Base		179,103
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	6 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	24	HEARTH				
Bedrooms	9	Add Fixtures	5			
Baths	6	Half Baths	0	Plumbing		28,400
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	TYPICAL	TYPICAL	Average	Typical	207,503			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		65%	96%	100%	129,482		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1980	1650	D 100	89,056	Avq.	79%	77%	100%	54,173
Wood Deck	1980	1650	C 100	16,980	Avq.	79%	68%	100%	9,122
Wood Deck	1980	128	C 100	1,456	Avq.	79%	100%	100%	1,150
Wood Deck	1980	128	C 100	1,456	Avq.	79%	100%	100%	1,150
4,345 SFLA									Outbuilding Total 65,595
Acpt Land		112,400		Accepted Bldg		195,100		Total 307,500	

WISCASSET
 Name: STEVENS, ROBERT L.
 STEVENS, GINA

Valuation Report

09/13/2022

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Map/Lot: U01-136-A

Account: 1275 Card: 1 of 1

Location: 11 SUMMER STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 05/30/2018
Topography	Rolling	Sale Price 152,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2428P0052
 Reference 2 U-01-136/A0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.26	Acres-HS Size Adj	11,000.00	2,860	100%		2,860
Total Acres 0.26					Land Total	112,860

Dwelling Description				Replacement Cost New		
Conventional	Two Story	920 Sqft	Grade B 95	Base		146,184
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	2 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	10	HEARTH				
Bedrooms	2	Add Fixtures	1			
Baths	2	Half Baths	1	Plumbing		8,688
Attic	Floor & Stairs			Attic		1,713
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-2,854
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1890	0	TYPICAL	TYPICAL	Average	Typical	153,731				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		65%	99%	100%	98,926			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Open Frame Porch	1890	144	B 95	3,436	Avq.	65%	100%	100%	2,233	
Open Frame Porch	1890	68	B 95	1,755	Avq.	65%	100%	100%	1,141	
2S Fr Bay Window	1890	27	B 95	3,017	Avq.	65%	99%	100%	1,941	
Wood Deck	1990	48	B 95	699	Avq.	65%	100%	100%	454	
1,894 SFLA									Outbuilding Total	5,769
Acpt Land		112,900		Accepted Bldg		104,700		Total	217,600	

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 11/18/2014
Topography	Level	Sale Price 164,000
Utilities	Public WaterPublic Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Distressed Sale

Reference 1 B2697P0084 (06/01)
 Reference 2 U-01-137/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.39	Acres-Influence W Size Adj	17,500.00	6,825	100%		6,825
Total Acres 0.39					Land Total	181,825

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,144 Sqft	Grade C 100	Base	107,050
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,408
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,105
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1967	0	TYPICAL	TYPICAL	Average	Typical	115,563
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		76%	100% 100%	87,828

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1967	304	C 100	10,297	Avq.	76%	100%	100%	7,826
Frame Shed	1990	96	C 100	588	Avq-	74%	100%	100%	435
Patio	1967	160	C 100	1,374	Avq.	72%	100%	100%	989
ONE STORY FRAME	2002	384	C 100	24,100	Avq.	90%	100%	100%	21,690
1,528 SFLA									30,940
Outbuilding Total									30,940

Acpt Land	181,800	Accepted Bldg	118,800	Total	300,600
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WISCASSET
 Name: CAPLIN, WENDY A
 KULP, DENISE A

Valuation Report

09/13/2022

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Account: 1277 Card: 1 of 1

Map/Lot: U01-138
 Location: 19 BRADBURY STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 09/25/2020
Topography	Level	Sale Price 396,350
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3963P0152 B4291P0122
 Reference 2 U-01-138/00 0000000000
 Tran/Land/Bldg 8 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.34	Acres-Influence W Size Adj	17,500.00	5,950	100%		5,950
Total Acres 0.34					Land Total	180,950

Dwelling Description				Replacement Cost New		
Raised Ranch	One Story	1,075 Sqft	Grade C 105	Base		102,605
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	633 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt		31,933
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	6	HEARTH				
Bedrooms	5	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		7,157
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1958	0	TYPICAL	TYPICAL	Above Average	Typical	141,695
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		81%	100%	100%
						114,773

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1958	36	C 105	543	Avq+	81%	100%	100%	440
1SFr Overhang	1958	37	C 105	2,438	Avq+	81%	100%	100%	1,975
Frame Garage	1958	768	C 105	21,910	Avq+	81%	100%	100%	17,747
1,112 SFLA									
Outbuilding Total									20,162

Acpt Land	181,000	Accepted Bldg	134,900	Total	315,900
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Name: SHAW, GREGORY R J/T

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SHAW, JANET S

Map/Lot: U01-139

Account: 1278 Card: 1 of 1

Location: 10 SUMMER STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 08/30/2002
Topography	Rolling	Sale Price 370,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2906P0032
 Reference 2 U-01-139/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 6 50 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.91	Acres-Influence W Size Adj	17,500.00	15,925	100%		15,925
Total Acres 0.91						Land Total 190,925

Dwelling Description				Replacement Cost New	
Colonial	Two Story	648 Sqft	Grade B 100	Base	119,222
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,226
Attic	Floor & Stairs			Attic	1,270
FirePlaces	1			Fireplace	5,871
Insulation	Capped Only			Insulation	-212
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1815	0	TYPICAL	TYPICAL	Above Average	Typical	131,377			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	75%	100%	100%	98,533				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	1815	450	B 100	52,934	Avq+	75%	100%	100%	39,700
Encl Frame Porch	1980	224	B 100	8,825	Avq.	79%	100%	100%	6,972
Frame Shed	1980	120	D 100	631	Fair	57%	100%	100%	360
1.50 ST GARAGE..	2007	772	B 100	51,962	Avq.	92%	100%	100%	47,805
Frame Shed	2007	260	C 100	1,591	Avq.	92%	100%	100%	1,464
2,196 SFLA	Outbuilding Total								96,301

Acpt Land	190,900	Accepted Bldg	194,800	Total	385,700
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Name: SPAUR, JENNIFER ANN (TRUSTEE)

JENNIFER A. SPAUR TRUST

Map/Lot: U01-140

Account: 1279 Card: 1 of 1

Location: 16 SUMMER STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 02/27/2014
Topography	Above Street	Sale Price 217,500
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4761P0207 B4775P0058

Reference 2 U-01-140/00 0000000000

Tran/Land/Bldg 9 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.36	Acres-Influence W Size Adj	17,500.00	6,300	100%		6,300
Total Acres 0.36						Land Total 181,300

Dwelling Description				Replacement Cost New	
Colonial	Two Story	840 Sqft	Grade B 100	Base	154,547
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	210 Sqft, Grade E	Basement Gar	None	Fin Bsmt	6,920
Heating	62% Hot Water BB	Cooling	0% None	Heat	-3,909
Rooms	8	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,532
Attic	Full Finished			Attic	12,313
FirePlaces	2			Fireplace	7,840
Insulation	Heavy			Insulation	1,372
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1801	0	OLD TYPE	TYPICAL	Average	Typical	185,615
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	120,650

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
ONE STORY FRAME	1801	342	B 100	24,684	Avq.	65%	100%	100%	16,045
Unfinished Attic	1801	342	B 100	1,715	Avq.	65%	100%	100%	1,115
Wood Deck	1970	160	B 100	2,049	Avq.	65%	100%	100%	1,332
Wood Deck	1970	154	B 100	1,979	Avq.	65%	100%	100%	1,286
Frame Shed	1801	144	B 100	1,013	Avq.	65%	100%	100%	658
Frame Garage	1950	280	C 100	9,751	Fair	42%	100%	100%	4,095
1.25 ST SHED....	1801	198	B 100	1,480	Avq.	65%	100%	100%	962
Shed.....	1801	144	B 100	1,013	Avq.	65%	100%	100%	658
2,022 SFLA									Outbuilding Total 26,151

Acpt Land	181,300	Accepted Bldg	146,800	Total	328,100
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Name: DEFIBAUGH, ROGER L

Page 1802

DEFIBAUGH, CYNTHIA

Map/Lot: U01-141

Account: 1280 Card: 1 of 1

Location: 18 SUMMER STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 10/09/2019
Topography	Above Street	Sale Price 210,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3693P0255
 Reference 2 U-01-141/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.17	Acres-HS Size Adj	11,000.00	1,870	100%		1,870
Total Acres 0.17					Land Total	111,870

Dwelling Description				Replacement Cost New	
Conventional	Two Story	728 Sqft	Grade C 100	Base	103,806
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	400 Sqft, Grade C	Basement Gar	None	Fin Bsmt	17,812
Heating	100% Hot Water C	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,544
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1916	0	OLD TYPE	Old Type	Average	Typical	126,162			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		65%	100% 100%	82,005			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1916	168	C 110	3,994	Good	80%	100%	100%	3,195
1.25 ST GARAGE..	1916	336	C 100	16,298	Fair	42%	100%	100%	6,845
1,456 SFLA						Outbuilding Total			10,040

Acpt Land	111,900	Accepted Bldg	92,000	Total	203,900
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Name: GAULD, SAMANTHA J

Page 1803

GUERRERO, GEORGE K

Map/Lot: U01-142

Account: 1281 Card: 1 of 2

Location: 228 MAIN STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 08/14/2020
Topography	Level	Sale Price 300,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B1894P0143 B3957P0107
 Reference 2 U-01-142/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.15	Acres-HS Size Adj	11,000.00	1,650	100%		1,650
Total Acres 0.15					Land Total	111,650

Dwelling Description				Replacement Cost New		
Colonial	Two Story	1,119 Sqft	Grade B 105	Base		216,173
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water C	Cooling	0% None	Heat		0
Rooms	7	HEARTH		HEARTHS		0
Bedrooms	3	Add Fixtures	1			
Baths	2	Half Baths	0	Plumbing		5,487
Attic	Floor & Stairs			Attic		2,302
FirePlaces	4			Fireplace		12,367
Insulation	Capped Only			Insulation		-384
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	1875	TYPICAL	TYPICAL	Average	Typical	235,945
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		65%	100%	100%
						Value Rcnld
						153,364

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Bay Window	1850	14	B 105	1,062	Avq.	65%	100%	100%	690
Open Frame Porch	1850	32	B 105	1,059	Avq.	65%	100%	100%	688
Open Frame Porch	1850	140	B 105	3,700	Avq.	65%	100%	100%	2,405
Open Frame Porch	1850	20	B 105	765	Avq.	65%	100%	100%	497
Open Frame Porch	1850	160	B 105	4,188	Avq.	65%	100%	100%	2,722
ONE STORY FRAME	1940	280	B 105	21,219	Avq.	65%	100%	100%	13,792
Open Frame Porch	1970	66	B 105	1,891	Avq.	65%	100%	100%	1,229
Frame Shed	1970	196	B 105	1,449	Avq.	65%	100%	100%	942
Frame Garage	1940	308	B 105	12,543	Avq.	65%	100%	100%	8,153
Frame Bay Window	1850	14	B 105	1,062	Avq.	65%	100%	100%	690
2,546 SFLA									Outbuilding Total
									31,808

Acpt Land	111,700	Accepted Bldg	185,200	Total	296,900
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WISCASSET

Valuation Report

09/13/2022

Name: GAULD, SAMANTHA J

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GUERRERO, GEORGE K

Map/Lot:

U01-142

Account: 1281 Card: 2 of 2

Location:

228 MAIN STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date
Topography	Level	Sale Price
Utilities	All Public	Sale Type
Street	Paved	Financing
		Verified
		Validity

Reference 1 B1894P0143
 Reference 2 U-01-142/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
ONE STORY FRAME	1850	88	B 100	6,669	B Gr	65%	100%	100%	4,335
Canopy	1940	36	B 100	532	B Gr	65%	100%	100%	346
2,634 SFLA									
						Outbuilding Total			4,681
Accpt Land			0 Accepted Bldg			4,700 Total			4,700

WISCASSET

Valuation Report

09/13/2022

Name: GAULD, SAMANTHA J

Page 1805

GUERRERO, GEORGE K

Map/Lot:

U01-142

Account: 1281

Location:

228 MAIN STREET

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	111,700	185,200	296,900	111,700	185,200	296,900
2	0	4,700	4,700	0	4,700	4,700
TOTAL	111,700	189,900	301,600	111,700	189,900	301,600

Neighborhood VILLAGE

Zoning/Use RESIDENTIAL
Topography Level
Utilities All Public
Street Paved

Reference 1 B0000P0000
Reference 2 U-01-143/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 12 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.48	Acres-HS Size Adj	11,000.00	5,280	100%		5,280
					Land Total	115,280

Dwelling Description

Replacement Cost New

Other	Two Story	1,482 Sqft	Grade A 100	Base	280,336
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	588 Sqft, Grade D	Basement Gar	None	Fin Bsmt	22,519
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	10	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	2	Plumbing	0
Attic	Floor & Stairs			Attic	3,384
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1805	1980	Obsolete	TYPICAL	Above Average	Typical	306,239
Functional Obsolescence						Value(Rcnld)
None						222,789

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
ONE STORY FRAME	1900	1488	A 100	125,139	Avq+	75%	100%	100%	93,854
BSMT FINISHED...	1980	1488	A 100	100,493	Avq+	75%	100%	100%	75,370
ONE STORY FRAME	1900	144	A 100	12,110	Avq+	75%	100%	100%	9,082
4,596 SFLA									Outbuilding Total
									178,306

Acpt Land	115,300	Accepted Bldg	401,100	Total	516,400
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WISCASSET
 Name: ASHRAF, REHANA F
 TEDESCHI, DAVID

Valuation Report

09/13/2022

Page 1807

Account: 1283 Card: 1 of 2

Map/Lot: U01-144
 Location: 15 HIGH STREET

Neighborhood	VILLAGE			Sale Data
Zoning/Use	RESIDENTIAL	Sale Date	12/30/2020	
Topography	Rolling	Sale Price	550,000	
Utilities	All Public	Sale Type	Land & Buildings	
Street	Paved	Financing	Unknown	
		Verified	Public Record	
		Validity	Arms Length Sale	

Reference 1 B3981P0314
 Reference 2 U-01-144/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.38	Acres-Influence W Size Adj	17,500.00	6,650	100%		6,650
Total Acres 0.38			Land Total			181,650

Dwelling Description				Replacement Cost New		
Conventional	Two Story	1,624 Sqft	Grade A 95	Base		300,681
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement		-10,275
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water C	Cooling	0% None	Heat		0
Rooms	14	HEARTH				
Bedrooms	5	Add Fixtures	0			
Baths	4	Half Baths	1	Plumbing		15,907
Attic	Full Finished			Attic		22,133
FirePlaces	1			Fireplace		6,499
Insulation	Capped Only			Insulation		-587
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	TYPICAL	TYPICAL	Below Average	Typical	334,358
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Deferred Maintenance		None		100%	75%	100%
						250,768

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1870	518	B 95	11,710	Avq-	57%	100%	100%	6,675
FA/1FA/B	1870	320	B 95	31,051	Avq-	57%	100%	100%	17,699
2S Fr Bay Window	1870	36	B 95	4,023	Avq-	57%	100%	100%	2,293
ENC.PORCH/BSMT	1870	208	B 95	10,388	Avq-	57%	100%	100%	5,921
Brick Deck	1870	105	C 95	948	Avq-	57%	100%	100%	540
Wood Deck	1980	200	C 95	2,080	Avq-	70%	100%	100%	1,456
Frame Garage	1950	528	C 100	15,400	Avq-	57%	100%	100%	8,778
Encl Frame Porch	1870	63	B 95	2,642	Avq-	100%	100%	100%	2,642
Wood Deck	1870	63	B 95	866	Avq-	57%	100%	100%	494
3,320 SFLA	Outbuilding Total								46,498

Acpt Land	181,700	Accepted Bldg	297,300	Total	479,000
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Name: ASHRAF, REHANA F

Page 1808

TEDESCHI, DAVID

Map/Lot: U01-144

Account: 1283 Card: 2 of 2

Location: 15 HIGH STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 12/30/2020
Topography	Rolling	Sale Price 550,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3584P195
 Reference 2 U-01-144/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Dwelling Description				Replacement Cost New	
Other	One & 3/4 Story	576 Sqft	Grade C 95	Base	64,912
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-5,099
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout			Total	
Built	Renovated	Kitchens	Baths	Condition					
2007	0	TYPICAL	TYPICAL	Average	Typical			59,813	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)	
Incomplete		None		92%	50%	100%		27,514	
Outbuildings/Additions/Improvements					Percent Good			Value Rcnld	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
1SFr Overhang	2007	24	C 100	1,506	Avq.	92%	50%	100%	693
1SFr Overhang	2007	24	C 100	1,506	Avq.	92%	50%	100%	693
1,056 SFLA					Outbuilding Total			1,386	
Acpt Land			0	Accepted Bldg		28,900	Total		28,900

WISCASSET

Valuation Report

09/13/2022

Name: ASHRAF, REHANA F

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TEDESCHI, DAVID

Map/Lot:

U01-144

Account: 1283

Location:

15 HIGH STREET

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	181,700	297,300	479,000	181,700	297,300	479,000
2	0	28,900	28,900	0	28,900	28,900
TOTAL	181,700	326,200	507,900	181,700	326,200	507,900

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 04/04/2001
Topography	Rolling	Sale Price 275,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Renovations

Reference 1	B2661P0287 (04/01)		
Reference 2	U-01-145/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.27	Acres-Influence W Size Adj	17,500.00	4,725	100%		4,725
Total Acres 0.27					Land Total	179,725

Dwelling Description				Replacement Cost New	
Colonial	Two Story	714 Sqft	Grade B 100	Base	131,365
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,532
Attic	Floor & Stairs			Attic	1,399
FirePlaces	2			Fireplace	7,840
Insulation	None			Insulation	-2,332
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	2001	GOOD	TYPICAL	Above Average	Typical	144,804
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		75%	100%	100%
						108,603

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
2 Story/BASEMENT	1900	396	B 100	51,743	Avq+	75%	100%	100%	38,807	
1 Story/BASEMENT	1900	216	B 100	18,403	Avq+	75%	100%	100%	13,802	
Open Frame Porch	1900	180	B 100	4,455	Avq+	75%	100%	100%	3,341	
Frame Garage	1900	364	B 100	13,414	Avq+	75%	100%	100%	10,060	
Frame Bay Window	1840	18	B 100	1,300	Avq+	75%	100%	100%	975	
Open Frame Porch	1840	28	B 100	915	Avq+	75%	100%	100%	686	
2,454 SFLA									Outbuilding Total	67,671

Acpt Land	179,700	Accepted Bldg	176,300	Total	356,000
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Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 05/08/2009
Topography	Level	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B3644P0027 B4136P0303
 Reference 2 U-01-146/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.33	Acres-Influence W Size Adj	17,500.00	5,775	100%		5,775
					Land Total	180,775

Dwelling Description				Replacement Cost New		
Colonial	Two Story	1,320 Sqft	Grade B 100	Base		242,860
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	10	HEARTH		HEARTHS		0
Bedrooms	5	Add Fixtures	0			
Baths	3	Half Baths	2	Plumbing		15,677
Attic	1/4 Finished			Attic		4,254
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1999	GOOD	GOOD	Good	Inadeq.	262,791
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		None		80%	83%	100%
						174,493

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1890	320	B 100	23,095	Good	80%	83%	100%	15,335
Unfin Basement	1890	320	B 100	1,472	Good	80%	94%	100%	1,107
Unfin Basement	1890	320	B 100	1,472	Good	80%	94%	100%	1,107
Unfinished Attic	1890	480	B 100	2,407	Good	80%	94%	100%	1,810
Unfin Basement	1890	480	B 100	2,208	Avq-	57%	100%	100%	1,259
Unfin Basement	1890	480	B 100	2,208	Poor	25%	100%	100%	552
2 Story/BASEMENT	1890	280	B 100	36,586	Good	80%	83%	100%	24,293
Wood Deck	2001	408	B 100	4,959	Good	80%	100%	100%	3,967
Wood Deck	2001	28	B 100	501	Good	80%	100%	100%	401
Encl Frame Porch	2006	98	B 100	4,094	Good	80%	100%	100%	3,275
Outbuilding Total									53,106

Acpt Land	180,800	Accepted Bldg	227,600	Total	408,400
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WISCASSET
 Name: BRYER, JOHN S

Valuation Report

09/13/2022

Page 1812

Map/Lot: U01-146

Account: 1285 Card: 2 of 2

Location: 5 HIGH STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 05/08/2009
Topography	Level	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B2795P0191 (01/02)
 Reference 2 U-01-146/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1890	53	B 100	1.497	B Gr	80%	83%	100%	994	
3,520 SFLA									994	
Accpt Land						0		Accepted Bldg		1,000
						1,000		Total		1,000

WISCASSET
Name: BRYER, JOHN S

Valuation Report

09/13/2022

Page 1813

Map/Lot:

U01-146

Account: 1285

Location:

5 HIGH STREET

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	180,800	227,600	408,400	180,800	227,600	408,400
2	0	1,000	1,000	0	1,000	1,000
TOTAL	180,800	228,600	409,400	180,800	228,600	409,400

WISCASSET
 Name: WIDMER, STEPHEN K

Valuation Report

09/13/2022

Page 1814

Map/Lot:

U01-147

Account: 1286 Card: 1 of 1

Location:

HIGH STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 09/09/2002
Topography	Steep	Sale Price 48,000
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Other Non Valid

Reference 1 B2944P283 B2910P221 09/02

Reference 2 U-01-147/00 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 101

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Water Influence 1	175,000	175,000	90%	Topoqrphry	157,500	
0.27	Acres-Influence W Size Adj	17,500.00	4,725	100%		4,725	
Total Acres 0.27					Land Total	162,225	

Acpt Land	162,200	Accepted Bldg	0	Total	162,200
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Neighborhood VILLAGE

Zoning/Use SHORE RES PROTEC RES
Topography Level
Utilities All Public
Street Paved

Reference 1 B2240P0010
Reference 2 U-01-148/00 0000000000
Tran/Land/Bldg 9 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 18 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	125%	Neighborhood	218,750
1.00	Acres-Influence W Size Adj	17,500.00	17,500	100%		17,500
3.89	Acres-Waterfront Rear	13,000.00	50,570	100%		50,570
Total Acres 4.89						Land Total 286,820

Dwelling Description

Replacement Cost New

Other	Three Story	1,296 Sqft	Grade A 105	Base	289,586
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Slate Roofing	Roof	2,589
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	16	HEARTH		HEARTHS	0
Bedrooms	9	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,795
Attic	Floor & Stairs			Attic	3,107
FirePlaces	6			Fireplace	19,227
Insulation	Minimal			Insulation	-7,768
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1807	0	OLD TYPE	Old Type	Below Average	Typical	311,536
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		57%	100%	100%
						177,576

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1807	432	A 105	69,062	Avq-	57%	100%	100%	39,365
2S Encl Fr Porch	1807	1128	A 105	114,605	Avq-	57%	100%	100%	65,325
Open Frame Porch	1807	48	A 105	1,689	Avq-	57%	100%	100%	963
Open Frame Porch	1807	40	A 105	1,462	Avq-	57%	100%	100%	833
2.00 ST BARN....	1807	720	A 100	62,236	Avq.	65%	50%	100%	20,226
Frame Shed	1807	264	A 100	2,165	Avq.	65%	50%	100%	704
2.00 ST BARN....	1807	720	A 100	62,236	Avq.	65%	50%	100%	20,226
2.00 ST BARN....	1807	540	A 100	49,024	Avq.	65%	50%	100%	15,933
2 Story/BASEMENT	1807	1128	A 105	180,325	Avq-	57%	100%	100%	102,785
2 Story/BASEMENT	1807	192	A 105	30,694	Avq-	57%	100%	100%	17,496
7,392 SFLA									Outbuilding Total 283,856

Acpt Land	286,800	Accepted Bldg	461,400	Total	748,200
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WISCASSET
Name: SPNEA

Valuation Report

09/13/2022

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Map/Lot:

U01-148

Account: 1287 Card: 2 of 2

Location:

2 LEE STREET

Neighborhood VILLAGE

Zoning/Use SHORE RES PROTEC RES
Topography Level
Utilities All Public
Street Paved

Reference 1 B2240P0010

Reference 2 U-01-148/00 0000000000

Tran/Land/Bldg 9 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 101

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
2 Stov/BASEMENT	1807	192	A 100	30,694	A Gr	57%	100%	100%	17,496
7,776 SFLA									17,496
Accpt Land		0			Accepted Bldg	17,500	Total		17,500

WISCASSET
Name: SPNEA

Valuation Report

09/13/2022
Page 1817
U01-148
2 LEE STREET

Account: 1287

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	286,800	461,400	748,200	286,800	461,400	748,200
2	0	17,500	17,500	0	17,500	17,500
TOTAL	286,800	478,900	765,700	286,800	478,900	765,700

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL S-RP	Sale Date 12/13/2017
Topography	Level	Sale Price 284,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B2653P0097	10/00
Reference 2	U-01-149/00	0000000000
Tran/Land/Bldg	9 1 11	
FARM LAND	0	OPEN SPACE 0
Exemption(s)		Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.36	Acres-HS Size Adj	11,000.00	3,960	100%		3,960
Total Acres 0.36					Land Total	113,960

Dwelling Description				Replacement Cost New		
Colonial	Two Story	1,120 Sqft	Grade B 100	Base		206,063
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water C	Cooling	0% None	Heat		0
Rooms	8	HEARTH				
Bedrooms	5	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		6,532
Attic	1/2 Finished			Attic		7,528
FirePlaces	6			Fireplace		15,715
Insulation	Capped Only			Insulation		-366
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1803	0	TYPICAL	TYPICAL	Above Average	Typical	235,472			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		75%	100%	100%	176,604		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1984	35	B 100	583	Avg+	75%	100%	100%	437
Wood Deck	1984	252	C 100	2,720	Avg.	81%	100%	100%	2,203
2,240 SFLA						Outbuilding Total			2,640

Acpt Land	114,000	Accepted Bldg	179,200	Total	293,200
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Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 11/25/2020
Topography	Level	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Other Non Valid

Reference 1	B1864P0163		
Reference 2	U-01-150/00 0000000000		
Tran/Land/Bldg	6	1	11
FARM LAND	0	OPEN SPACE	0
Exemption(s)	Land Schedule		101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	75%	Topoqrphry	82,500
0.10	Acres-HS Size Adj	11,000.00	1,100	100%		1,100
Total Acres 0.10				Land Total		83,600

Dwelling Description				Replacement Cost New	
Colonial	Two Story	936 Sqft	Grade B 100	Base	185,716
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	450 Sqft, Grade D	Basement Gar	None	Fin Bsmt	17,234
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,834
FirePlaces	1			Fireplace	5,871
Insulation	Capped Only			Insulation	-306
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1837	0	OLD TYPE	Old Type	Fair	Typical	210,349			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Deferred Maintenance		None		42%	75%	100%	66,260		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1837	24	B 100	822	Fair	42%	75%	100%	259
1,872 SFLA						Outbuilding Total			259
Acpt Land		83,600		Accepted Bldg		66,500		Total	150,100

Valuation Report

Neighborhood VILLAGE

Zoning/Use RESIDENTIAL
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B1281P0239
 Reference 2 U-01-151/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	90%	Topoqrphy	99,000
0.14	Acres-HS Size Adj	11,000.00	1,540	100%		1,540
					Land Total	100,540

Dwelling Description

Replacement Cost New

Cape Cod	One Story	702 Sqft	Grade C 100	Base	62,562
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	3,566
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	4,766
FirePlaces	0			Fireplace	0
Insulation	Minimal	SFLA	702	Insulation	-997
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1954	0	TYPICAL	TYPICAL	Average	Typical	69,897	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		71%	100%	100%	49,627

Acpt Land 100,500 **Accepted Bldg** 49,600 **Total** 150,100

WISCASSET
 Name: BICKFORD, ROBERT L
 BICKFORD, JOAN C

Valuation Report

09/13/2022

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Account: 1291 Card: 1 of 1

Map/Lot:
 Location:

U01-152
 7 TYLER ROAD

Neighborhood VILLAGE

Zoning/Use RESIDENTIAL
 Topography Rolling
 Utilities All Public
 Street Private

Reference 1 B1102P0219
 Reference 2 U-01-152/00 0000000000
 Tran/Land/Bldg 6 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
1.00	Acres-HS Size Adj	11,000.00	11,000	100%		11,000
0.06	Acres-Rear Land 1-10	2,000.00	120	100%		120
Total Acres 1.06					Land Total	121,120

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 1/2 Story ALUM/VINYL 1 OTHER Units-0	1,144 Sqft Masonry Trim Roof Cover	Grade B 95 None Asphalt Shingles	Base Trim Roof	153,708 0 0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-6,212
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,205
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-266
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1902	1976	TYPICAL	TYPICAL	Above Average	Typical	153,435
Functional Obsolescence						Value(Rcnld)
None						115,076

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Percent Good						Value Rcnld
				RCN	Cond	Phy	Func	Econ		
ONE STORY FRAME	1976	96	B 95	6,583	Avq+	75%	100%	100%	4,937	
Open Frame Porch	1976	168	B 95	3,967	Avq+	75%	100%	100%	2,975	
Wood Deck	1976	360	B 95	4,175	Avq+	75%	100%	100%	3,131	
Wood Deck	1976	36	B 95	565	Avq+	75%	100%	100%	424	
Canopy	1976	104	B 95	1,228	Avq+	75%	100%	100%	921	
1/2S AD/GAR.....	1976	520	B 95	25,891	V.G.	91%	100%	100%	23,561	
Frame Shed	2019	120	D 100	631	Avq.	92%	100%	100%	581	
1,812 SFLA									36,530	

Acpt Land

121,100

Accepted Bldg

151,600

Total

272,700

Neighborhood	VILLAGE	Sale Data	
Zoning/Use	RESIDENTIAL	Sale Date	08/05/2021
Topography	Rolling	Sale Price	412,500
Utilities	All Public	Sale Type	Land & Buildings
Street	Paved	Financing	Unknown
		Verified	Public Record
		Validity	Arms Length Sale

Reference 1 B1780P0082
Reference 2 U-01-153/00 0000000000
Tran/Land/Bldg 6 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
1.00	Acres-HS Size Adj	11,000.00	11,000	100%		11,000
1.00	Acres-Rear Land 1-10	2,000.00	2,000	100%		2,000
Total Acres 2.00			Land Total			123,000

Dwelling Description				Replacement Cost New	
Conventional	One Story	1,020 Sqft	Grade B 105	Base	111,959
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-3,061
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	10	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	8,230
Attic	Full Finished			Attic	14,780
FirePlaces	1			Fireplace	6,165
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1876	1980	GOOD	GOOD	Above Average	Typical	138,073	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		75%	100%	100%	103,555

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1876	406	B 105	30,768	Avq+	75%	100%	100%	23,076
1 & 1/2 STORY FR	1876	456	B 105	43,537	Avq+	75%	100%	100%	32,653
1/2S AD/GAR.....	1876	264	B 105	16,533	Avq+	75%	100%	100%	12,400
Encl Frame Porch	1876	91	B 105	4,024	Avq+	75%	100%	100%	3,018
THREE STORY FR	1876	64	B 105	10,862	Avq+	75%	100%	100%	8,146
Frame Bay Window	1876	21	B 105	1,592	Avq+	75%	100%	100%	1,194
Frame Shed	1999	240	C 100	1,469	Avq.	88%	100%	100%	1,293
2,323 SFLA									81,780

Acpt Land	123,000	Accepted Bldg	185,300	Total	308,300
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Name: AZZOLI, RICHARD J

Page 1823

AZZOLI, KAREN W

Map/Lot:

U01-154

Account: 1293 Card: 1 of 1

Location:

32 LEE STREET

Neighborhood	VILLAGE	Sale Data	
Zoning/Use	RESIDENTIAL	Sale Date	11/16/2017
Topography	Level	Sale Price	40,000
Utilities	Public WaterPublic Sewer	Sale Type	Land Only
Street	Paved	Financing	Cash Sale
		Verified	Public Record
		Validity	Distressed Sale

Reference 1	B1542P0212		
Reference 2	U-01-154/00 0000000000		
Tran/Land/Bldg	8	1	15
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50	0	0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.66	Acres-HS Size Adj	11,000.00	7,260	100%		7,260
Total Acres 0.66					Land Total	117,260

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,344 Sqft	Grade C 100	Base	125,765
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,408
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Typical	129,173
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	118,839

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Frame Garage	2018	576	C 100	16,493	Avq.	92%	100%	100%	15,174
Open Frame Porch	2018	144	C 100	3,145	Avq.	92%	100%	100%	2,893
Wood Deck	2018	320	C 100	3,414	Avq.	92%	100%	100%	3,141
1,344 SFLA						Outbuilding Total			21,208

Acpt Land	117,300	Accepted Bldg	140,000	Total	257,300
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Valuation Report

Map/Lot: U01-155

Account: 1294 Card: 1 of 1

Location: 88 BATH ROAD

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 08/01/2000
Topography	Rolling	Sale Price 210,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2595P0080
 Reference 2 U-01-155/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	150%		262,500
1.00	Acres-Influence W Size Adj	17,500.00	17,500	100%		17,500
4.10	Acres-Rear Land 1-10	2,000.00	8,200	100%		8,200
Total Acres 5.10					Land Total	288,200

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,575 Sqft	Grade B 105	Base	238,571
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-4,726
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	8,230
Attic	Full Finished			Attic	20,490
FirePlaces	3			Fireplace	10,299
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1762	2001	TYPICAL	TYPICAL	Good	Typical	272,864				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	80%	100%	100%	218,291					
Outbuildings/Additions/Improvements						Value				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
1 Story/BASEMENT	2001	405	B 105	36,233	Good	96%	100%	100%	34,784	
1.50 ST GARAGE..	1900	440	B 105	32,847	Avq.	65%	100%	100%	21,351	
Patio	1900	120	B 100	1,228	Avq.	65%	100%	100%	798	
2,767 SFLA						Outbuilding Total		56,933		
Accpt Land		288,200		Accepted Bldg		275,200		Total		563,400

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 12/01/1994
Topography	Level	Sale Price 53,500
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B2030P0232		
Reference 2	U-01-156/00 0000000000		
Tran/Land/Bldg	1	1	11
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	95%		104,500
0.06	Acres-HS Size Adj	11,000.00	660	100%		660
Total Acres 0.06			Land Total			105,160

Dwelling Description				Replacement Cost New	
Cape Cod	One Story	952 Sqft	Grade B 95	Base	94,543
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/4 Bmt	Basement	-7,754
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-2,769
Rooms	4	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	3,185
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-148
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1790	0	OLD TYPE	Old Type	Below Average	Typical	87,057
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	Location	57%	100%	90%	44,660	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2002	384	B 100	2,702	Avq.	90%	100%	90%	2,189
Frame Shed	2005	80	C 100	490	Avq.	91%	100%	90%	401
Wood Deck	2009	32	C 100	476	Avq.	92%	100%	90%	394
952 SFLA						Outbuilding Total			2,984

Acpt Land	105,200	Accepted Bldg	47,600	Total	152,800
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WISCASSET
 Name: DUGGER, EDWARD A

Valuation Report

09/13/2022

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Map/Lot:

U01-157-A

Account: 1297 Card: 1 of 1

Location:

21 LEE STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 10/01/2000
Topography	Level	Sale Price 0
Utilities		Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2653P0097 10/00
 Reference 2 U-01-157/A0 0000000000
 Tran/Land/Bldg 8 1 16
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	10%	Size/Shape	11,000
0.14	Acres-HS Size Adj	11,000.00	1,540	100%		1,540
Total Acres 0.14						Land Total
						12,540

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Econ	Value
Frame Garage	1950	400	D 100	10,736	Fair	42%	100%	100%	Rcnld
									4,509
Outbuilding Total									4,509

Acpt Land	12,500	Accepted Bldg	4,500	Total	17,000
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Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 09/15/2015
Topography	Level	Sale Price 385,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B1114P0153
 Reference 2 U-01-158/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
1.00	Acres-HS Size Adj	11,000.00	11,000	100%		11,000
1.70	Acres-Rear Land 1-10	2,000.00	3,400	100%		3,400
Total Acres 2.70					Land Total	124,400

Dwelling Description				Replacement Cost New		
Conventional Exterior Dwelling Units	Two Story CLAPBOARD 1 OTHER Units-0	1,224 Sqft Masonry Trim Roof Cover	Grade A 110 None Asphalt Shingles	Base Trim Roof		262,404 0 0 0
Foundation	Brick &/or Stone	Basement	Wet 1/4 Bmt	Basement		-13,450
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	11	HEARTH				
Bedrooms	7	Add Fixtures	0			
Baths	1	Half Baths	2	Plumbing		6,698
Attic	None			Attic		0
FirePlaces	1			Fireplace		7,525
Insulation	Capped Only			Insulation		-512
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1856	0	TYPICAL	TYPICAL	Average	Typical	262,665
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	170,732	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1960	298	C 100	18,702	Avq.	69%	100%	100%	12,904
TWO STORY FRAME	1960	396	C 100	40,507	Avq.	69%	100%	100%	27,950
2 Story/BASEMENT	1856	396	A 110	66,321	Avq.	65%	100%	100%	43,109
ONE STORY FRAME	1856	44	A 110	4,071	Avq.	65%	100%	100%	2,646
Open Frame Porch	1856	192	A 110	6,069	Avq.	65%	100%	100%	3,945
Wood Deck	1970	218	B 100	2,730	Avq.	74%	100%	100%	2,020
Wood Deck	1970	42	B 100	665	Avq.	74%	100%	100%	492
Wood Deck	1970	120	A 110	2,025	Avq.	65%	100%	100%	1,316
1.25 ST GARAGE..	1986	900	C 100	37,995	Avq.	82%	100%	100%	31,156
Frame Shed	1986	360	C 100	2,203	Avq.	82%	100%	100%	1,806
4,374 SFLA									
Outbuilding Total									127,344

Acpt Land	124,400	Accepted Bldg	298,100	Total	422,500
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Name: HAEDRICH, JANNAH

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HAEDRICH, TODD M

Map/Lot: U01-159

Account: 1299 Card: 1 of 1

Location: 2 HIGH STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 05/23/2005
Topography	Level	Sale Price 410,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Renovations

Reference 1 B3486P0269
 Reference 2 U-01-159/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
1.00	Acres-Influence W Size Adj	17,500.00	17,500	100%		17,500
0.23	Acres-Rear Land 1-10	2,000.00	460	100%		460
Total Acres 1.23					Land Total	192,960

Dwelling Description				Replacement Cost New		
Other	Three Story	1,728 Sqft	Grade AA100	Base		425,358
Exterior	BRICK/STONE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	17	HEARTH				
Bedrooms	10	Add Fixtures	0			
Baths	3	Half Baths	0	Plumbing		10,565
Attic	None			Attic		0
FirePlaces	1			Fireplace		7,913
Insulation	Minimal			Insulation		-11,410
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1824	0	OLD TYPE	Old Type	Average	Typical	432,426			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
STYLE.....		None		65%	90%	100%	252,969		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1920	759	A 110	127,114	Good	80%	90%	100%	91,522
ONE STORY FRAME	1920	173	A 110	16,004	Fair	42%	90%	100%	6,050
Encl Frame Porch	1920	96	A 110	5,151	Fair	42%	100%	100%	2,163
Open Frame Porch	1920	128	A 110	4,158	Fair	42%	100%	100%	1,746
Open Frame Porch	1824	40	A 110	1,532	Fair	42%	100%	100%	643
6,875 SFLA									102,124
Acpt Land				193,000	Accepted Bldg	355,100	Total	548,100	

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 08/03/2001
Topography	Level	Sale Price 275,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B2715P0091 (08/01)
Reference 2	U-01-160/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.87	Acres-Influence W Size Adj	17,500.00	15,225	100%		15,225
Total Acres 0.87						Land Total 190,225

Dwelling Description				Replacement Cost New	
Colonial	Two Story	910 Sqft	Grade A 100	Base	210,389
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-12,987
Rooms	10	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-4,567
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-3,463
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1837	0	Obsolete	Obsolete	Average	Typical	189,372			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Deferred Maintenance		Location		65%	57%	80%	56,130		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1837	304	A 100	46,284	Avq.	65%	60%	80%	14,441
ONE STORY FRAME	1920	352	A 100	29,603	Avq.	65%	60%	80%	9,236
ONE STORY FRAME	1920	224	A 100	18,838	Avq.	65%	60%	80%	5,878
Open Frame Porch	1920	144	A 100	4,214	Avq.	65%	100%	80%	2,191
Encl Frame Porch	1920	64	A 100	3,283	Avq.	65%	100%	80%	1,707
Frame Garage	1940	540	C 100	15,673	Avq.	65%	70%	80%	5,705
Tennis Court	1970	3200	D 100	11,146	Fair	52%	10%	80%	464
Patio	2006	196	C 100	1,649	Avq.	92%	80%	80%	971
3,004 SFLA						Outbuilding Total			40,593

Acpt Land	190,200	Accepted Bldg	96,700	Total	286,900
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WISCASSET
 Name: GEMMILL, WILLIAM F J/T
 GEMMILL, SALLY A

Valuation Report

09/13/2022

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Account: 1301 Card: 1 of 1

Map/Lot: U01-161
 Location: 12 HIGH STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 07/31/2014
Topography	Level	Sale Price 455,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4806P0122
 Reference 2 U-01-161/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 6 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.79	Acres-HS Size Adj	11,000.00	8,690	100%		8,690
Total Acres 0.79					Land Total	118,690

Dwelling Description				Replacement Cost New		
Other	Two Story	1,104 Sqft	Grade A 105	Base		203,328
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	17	HEARTH				
Bedrooms	6	Add Fixtures	1			
Baths	3	Half Baths	1	Plumbing		15,984
Attic	None			Attic		0
FirePlaces	6			Fireplace		19,227
Insulation	Capped Only			Insulation		-441
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1804	0	TYPICAL	TYPICAL	Below Average	Typical	238,098
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Deferred Maintenance		None		57%	90%	100%
						122,144

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1804	308	A 105	32,108	Avq-	57%	90%	100%	16,472
2 Story/BASEMENT	1804	504	A 105	80,571	Avq-	57%	90%	100%	41,333
Open Frame Porch	1804	330	A 105	9,725	Avq-	57%	90%	100%	4,989
Encl Frame Porch	1804	126	A 105	6,295	Avq-	57%	90%	100%	3,229
TWO STORY FRAME	1999	678	C 100	69,353	Avq.	88%	100%	100%	61,031
1S AD/GAR.....	1999	440	C 100	30,789	Avq.	88%	100%	100%	27,094
Encl Frame Porch	1804	64	A 105	3,447	Avq-	57%	90%	100%	1,769
Swimming Pool	1982	1	C 100	5,779	Avq.	99%	100%	100%	5,721
ONE STORY FRAME	1999	160	A 105	14,129	Avq-	57%	90%	100%	7,249
Encl Frame Porch	1999	160	A 105	7,857	Avq-	57%	90%	100%	4,030
5,040 SFLA									172,917

Acpt Land	118,700	Accepted Bldg	295,100	Total	413,800
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Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 05/11/2021
Topography	Level	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B2612P0047
 Reference 2 U-01-162/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.79	Acres-HS Size Adj	11,000.00	8,690	100%		8,690
Total Acres 0.79					Land Total	118,690

Dwelling Description				Replacement Cost New		
Other	Two Story	1,149 Sqft	Grade A 105	Base		211,616
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	13	HEARTH				
Bedrooms	6	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		7,992
Attic	Full Finished			Attic		18,769
FirePlaces	0			Fireplace		0
Insulation	Capped Only			Insulation		-459
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1844	0	OLD TYPE	Old Type	Fair	Typical	237,918
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	42%	100%	100%	99,926	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
1.5 Story/BSMT	1920	532	A 105	67,667	Fair	42%	100%	100%	28,420
Open Frame Porch	1844	21	A 105	920	Fair	42%	100%	100%	386
Unfinished Attic	1920	380	A 105	2,331	Fair	42%	100%	100%	979
Frame Garage	1920	400	A 105	17,565	Poor	25%	100%	100%	4,391
Open Frame Porch	1920	152	A 105	4,653	Avq-	57%	100%	100%	2,652
AB.GR. POOL.....	2002	0	C 100	1,000	Avq.	99%	100%	100%	990
Wood Deck	2002	192	C 100	2,108	Avq.	90%	100%	100%	1,897
Frame Shed	1920	240	A 105	2,066	Poor	25%	100%	100%	516
3,096 SFLA									40,231

Acpt Land	118,700	Accepted Bldg	140,200	Total	258,900
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WISCASSET
 Name: DYER, DANIEL J
 COLLINS, RAY JR

Valuation Report

09/13/2022

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Map/Lot: U01-163

Account: 1303 Card: 1 of 1

Location: 18 HIGH STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 01/31/2018
Topography	Level	Sale Price 171,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Foreclosure

Reference 1 B2154P0231
 Reference 2 U-01-163/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.90	Acres-HS Size Adj	11,000.00	9,900	100%		9,900
Total Acres 0.90						Land Total 119,900

Dwelling Description				Replacement Cost New		
Multi Family	Two Story	1,804 Sqft	Grade AA110	Base		447,355
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	0% Forced Warm Air	Cooling	0% None	Heat		-32,757
Rooms	20	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	3	Half Baths	1	Plumbing		15,495
Attic	Full Finished			Attic		32,259
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-8,735
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1852	0	None	Old Type	Below Average	Typical	453,617			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Deferred Maintenance		None		57%	68%	100%	175,822		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1920	1536	AA110	297,557	Fair	42%	75%	100%	93,731
ONE STORY FRAME	1920	90	AA110	9,629	Avq-	57%	68%	100%	3,733
ONE STORY FRAME	1920	576	AA110	61,635	Fair	42%	75%	100%	19,415
Wood Deck	1980	54	AA110	1,196	Avq-	57%	100%	100%	682
2S Open Fr Porch	1852	32	AA110	2,438	Avq-	57%	68%	100%	945
7,346 SFLA	Outbuilding Total								118,506
Acpt Land		119,900	Accepted Bldg		294,300	Total		414,200	

Neighborhood VILLAGE

Zoning/Use RESIDENTIAL
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B2154P0229
 Reference 2 U-01-164/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.87	Acres-HS Size Adj	11,000.00	9,570	100%		9,570
					Land Total	119,570

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,462 Sqft	Grade A 105	Base	299,180
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Warm & Cool	Heat	5,258
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,992
Attic	None			Attic	0
FirePlaces	6			Fireplace	19,227
Insulation	Capped Only			Insulation	-584
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1792	0	TYPICAL	TYPICAL	Average	Typical	331,073	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		65%	100%	100%	215,197

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
Wood Deck	1792	128	A 105	2,048	Avq.	65%	100%	100%	1,331
Frame Garage	1984	336	D 100	9,482	Avq.	81%	100%	100%	7,680
Patio	1984	860	A 105	9,468	Avq.	65%	100%	100%	6,154
Open Frame Porch	1792	241	A 105	7,189	Avq.	65%	100%	100%	4,673
2,924 SFLA									
Outbuilding Total									19,838

Acpt Land	119,600	Accepted Bldg	235,000	Total	354,600
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Neighborhood VILLAGE
 Zoning/Use RESIDENTIAL
 Topography Rolling
 Utilities All Public
 Street Paved

Reference 1 B2410P0339
 Reference 2 U-01-165/00
 Tran/Land/Bldg 0 7 14
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 10 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000	
0.25	Acres-HS Size Adj	11,000.00	2,750	100%		2,750	
Total Acres 0.25						Land Total	112,750

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
CHURCH AV.....	1860	8519	A 100	2,001,472	Avq.	65%	100%	100%	1,300,957
UNF. BASEMENT	1860	2806	A 100	42,601	Avq.	65%	100%	100%	27,691
Open Frame Porch	1860	322	A 100	9,045	Avq.	65%	0%	100%	0
Wood Deck	1990	55	A 100	953	Avq.	84%	0%	100%	0
BSMT FINISHED...	1900	2349	A 100	158,643	Avq.	65%	0%	100%	0
COAL SILO.....	1990	1015	A 100	1,361	Avq.	84%	0%	100%	0
BSMT FINISHED...	1990	1015	A 100	68,549	Avq.	84%	0%	100%	0
Wood Deck	2005	56	A 100	966	Avq.	91%	0%	100%	0
Outbuilding Total									1,328,648

Acpt Land	112,800	Accepted Bldg	1,328,600	Total	1,441,400
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WISCASSET
 Name: MARCUS, BRUCE J/T
 MAIN, JILL

Valuation Report

09/13/2022

Page 1835

Account: 1306 Card: 1 of 1

Map/Lot:
 Location:

U01-165-A
 24 HIGH STREET

Neighborhood	VILLAGE	Sale Data	
Zoning/Use	RESIDENTIAL	Sale Date	07/17/2006
Topography	Rolling	Sale Price	360,000
Utilities	All Public	Sale Type	Land & Buildings
Street	Paved	Financing	Unknown
		Verified	Public Record
		Validity	Arms Length Sale

Reference 1 B3706P0295
 Reference 2 U-01-165/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
1.00	Acres-HS Size Adj	11,000.00	11,000	100%		11,000
0.08	Acres-Rear Land 1-10	2,000.00	160	100%		160
Total Acres 1.08			Land Total			121,160

Dwelling Description				Replacement Cost New		
Other	Two Story	1,280 Sqft	Grade A 95	Base		209,109
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	10	HEARTH		HEARTHS		0
Bedrooms	5	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		7,231
Attic	None			Attic		0
FirePlaces	4			Fireplace		13,037
Insulation	Minimal			Insulation		-4,628
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1800	1870	TYPICAL	TYPICAL	Below Average	Typical	224,749				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	57%	100%	100%	128,107					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value	Rcnld
2 Story/BASEMENT	1870	512	A 95	74,055	Avq-	57%	100%	100%	42,211	
Open Frame Porch	1870	160	A 95	4,417	Avq-	57%	100%	100%	2,518	
Open Frame Porch	1870	27	A 95	988	Avq-	57%	100%	100%	563	
Frame Bay Window	1870	18	A 95	1,438	Avq-	57%	100%	100%	820	
2.00 ST BARN....	1870	936	A 95	74,188	Avq-	57%	100%	100%	42,287	
Frame Bay Window	1870	18	A 95	1,438	Avq-	57%	100%	100%	820	
3,620 SFLA									89,219	
						Outbuilding Total			89,219	
Acpt Land		121,200	Accepted Bldg		217,300	Total			338,500	

Neighborhood VILLAGE
 Zoning/Use COMMERCIAL
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B2038P0186
 Reference 2 U-01-166/00 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 51 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	213,750	213,750	300%		641,250
1.00	Acres-Commercial Size Adj	11,250.00	11,250	100%		11,250
2.02	Acres-Commercial Prime	225,000	454,500	100%		454,500
Total Acres 3.02					Land Total	1,107,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
BSMT OFFICE.....	1860	2016	B 100	116,847	Avq.	65%	100%	100%	75,951
OFFICE MASONRY..	0	8441	B 100	663,969	Avq.	65%	100%	100%	431,580
OFFICE MASONRY..	0	8441	B 100	663,969	Avq.	65%	100%	100%	431,580
Open Frame Porch	0	120	B 100	3,058	Avq.	65%	100%	100%	1,988
Encl Frame Porch	0	30	B 100	1,541	Avq.	65%	100%	100%	1,002
OFFICE MASONRY..	1998	2562	B 100	201,527	Avq.	88%	100%	100%	177,344
BSMT OFFICE.....	1998	1960	B 100	113,602	Avq.	88%	100%	100%	99,970
OFFICE MASONRY..	1985	9312	B 100	732,482	Avq.	81%	100%	100%	593,310
BSMT OFFICE.....	1985	7475	B 100	433,251	Avq.	81%	100%	100%	350,933
Frame Shed	2003	175	C 100	1,071	Avq.	90%	100%	100%	964
Outbuilding Total									2,164,622

Acpt Land	1,107,000	Accepted Bldg	2,164,600	Total	3,271,600
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Valuation Report

Account: 1307 Card: 2 of 2

Location: 32 HIGH STREET

Neighborhood VILLAGE
 Zoning/Use COMMERCIAL
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B2038P0186
 Reference 2 U-01-166/00 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
ELEV.2500LBS/FPM	1985	1	C 100	24.758	Avg.	81%	100%	100%	20.054
PAVING.....	1985	8000	C 100	16.000	Avg.	81%	50%	100%	6.480
PAVING.....	1998	10000	C 100	20.000	Avg.	88%	50%	100%	8.800
BSMT UNFINISHED.	1998	560	C 100	6.345	Avg.	88%	100%	100%	5.584
Outbuilding Total									40,918
Acpt Land			0	Accepted Bldg		40,900	Total		40,900

WISCASSET
Name: LINCOLN COUNTY COURT HOUSE

Valuation Report

09/13/2022

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Map/Lot:

U01-166

Account: 1307

Location:

32 HIGH STREET

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	1,107,000	2,164,600	3,271,600	1,107,000	2,164,600	3,271,600
2	0	40,900	40,900	0	40,900	40,900
TOTAL	1,107,000	2,205,500	3,312,500	1,107,000	2,205,500	3,312,500

Neighborhood U.S. RTE 1

Zoning/Use COMMERCIAL
 Topography Level
 Utilities Public Sewer
 Street Paved

Reference 1 B0670P0246
 Reference 2 U-01-168/00 0000000000

Tran/Land/Bldg 1 2 12

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
1.00	Acres-Commercial Size Adj	15,000.00	15,000	100%		15,000
0.47	Acres-Commercial Prime	150,000	70,500	100%		70,500
Total Acres 1.47					Land Total	220,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
BSMT BANK.....	1971	2095	C 100	102,560	Avq.	74%	100%	100%	75,894
BANK WD AV.....	1971	2095	C 100	192,132	Avq.	74%	80%	100%	113,742
Open Frame Porch	1971	27	C 100	776	C Gr	74%	100%	100%	574
Encl Frame Porch	1971	48	C 100	1,928	C Gr	74%	100%	100%	1,427
CANOPY AV.....	1971	224	C 100	4,140	C Gr	74%	100%	100%	3,064
PAVING.....	0	5000	C 100	10,000	Avq.	65%	50%	100%	3,250
								Outbuilding Total	197,951

Acpt Land	220,500	Accepted Bldg	198,000	Total	418,500
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Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date
Topography	Level	Sale Price
Utilities	All Public	Sale Type
Street	Paved	Financing
		Verified
		Validity

Reference 1 B4276P0116 B4280P0218
 Reference 2 U-01-169/00 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Franchise	225,000	225,000	100%		225,000
0.73	Acres-Franchise Size Adj	22,500.00	16,425	100%		16,425
Land Total						241,425

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
STORE MASONRY...	1960	1910	C 100	190,408	Avq.	69%	100%	100%	131,382
CANOPY GD.....	1998	1500	C 100	34,665	Avq.	88%	100%	100%	30,505
PAVING.....	1998	1500	C 100	3,000	Avq.	88%	50%	100%	1,320
PAVING.....	1960	684	C 100	1,368	Avq.	69%	50%	100%	472
PAVING.....	1960	10000	C 100	20,000	Avq.	69%	50%	100%	6,900
CANOPY GD.....	1980	864	C 100	19,967	Avq+	86%	100%	100%	17,172
PAVING.....	1998	684	B 100	1,573	Avq.	88%	50%	100%	692
PAVING.....	1980	11500	C 100	23,000	Avq.	79%	50%	100%	9,085
Outbuilding Total									197,528
Acpt Land		241,400	Accepted Bldg		197,500	Total		438,900	

Name: CAMPAGNA, KEITH

SULLIVAN, KAREN M

Map/Lot:

U02-001

Account: 1311 Card: 1 of 1

Location: 2 HAMMOND STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 12/04/2018
Topography	Rolling	Sale Price 280,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3370P0042 (09/04)
 Reference 2 U-02-001/00 0000000000
 Tran/Land/Bldg 6 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	75%		82,500
0.28	Acres-HS Size Adj	11,000.00	3,080	100%		3,080
Total Acres 0.28						Land Total 85,580

Dwelling Description				Replacement Cost New	
Conventional	One & 1/2 Story	1,000 Sqft	Grade B 95	Base	134,361
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-10,859
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	10	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,723
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,578
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1904	0	GOOD	GOOD	Average	Typical	132,803	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		65%	100%	100%	86,322

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
ONE STORY FRAME	1904	208	B 95	14,261	Avq+	75%	100%	100%	10,696
ONE STORY FRAME	1904	180	B 95	12,342	Avq+	75%	100%	100%	9,256
Frame Garage	1904	392	B 95	13,440	Avq+	75%	100%	100%	10,080
Wood Deck	1980	322	C 100	3,434	Avq.	79%	100%	100%	2,713
Res. Greenhouse	1998	273	C 100	11,010	Avq.	88%	100%	100%	9,689
2 Story/BASEMENT	1904	240	B 95	29,791	Avq+	75%	100%	100%	22,343
1 Story/BASEMENT	1904	392	B 95	31,730	Avq+	75%	100%	100%	23,798
Frame Shed	2006	147	D 100	774	Avq-	82%	100%	100%	635
2,760 SFLA									Outbuilding Total 89,210

Acpt Land	85,600	Accepted Bldg	175,500	Total	261,100
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Name: CAMPAGNA, KEITH

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SULLIVAN, KAREN M

Map/Lot:

U02-002

Account: 1312 Card: 1 of 1

Location:

4 HAMMOND STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 05/01/2020
Topography	Level	Sale Price 150,000
Utilities	Drilled WellPublic Sewer	Sale Type Land & Buildings
Street	Gravel	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B0773P0135
 Reference 2 U-02-002/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	75%		82,500
0.51	Acres-HS Size Adj	11,000.00	5,610	100%		5,610
Total Acres 0.51						Land Total 88,110

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	708 Sqft	Grade C 100	Base		87,073
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	None	Basement		-7,038
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	6	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-1,508
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Below Average	Typical	78,527
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None		57%	100%	100%	44,760

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1900	28	C 100	171	Avq-	57%	100%	100%	97
Frame Shed	2004	35	D 100	184	Avq-	81%	100%	100%	149
1 & 1/2 STORY FR	1980	432	C 100	34,158	Avq-	57%	90%	100%	17,523
Wood Deck	1980	192	C 100	2,108	Avq-	57%	100%	100%	1,202
1,710 SFLA	Outbuilding Total								18,971

Acpt Land 88,100 **Accepted Bldg** 63,700 **Total** 151,800

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 11/20/2012
Topography	Above Street	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B4028P0191 B4595P0275
 Reference 2 U-02-003/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	75%	Neighborhood	82,500
1.00	Acres-HS Size Adj	11,000.00	11,000	100%		11,000
1.09	Acres-Rear Land 1-10	2,000.00	2,180	100%		2,180
Total Acres 2.09					Land Total	95,680

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	448 Sqft	Grade C 95	Base		52,342
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	50% Forced Warm	Cooling	0% None	Heat		-1,700
Rooms	5	HEARTH				
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1890	0	TYPICAL	TYPICAL	Below Average	Typical	50,642			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		57%	100%	100%	28,866		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1890	78	C 95	4,650	Avq-	57%	100%	100%	2,650
Wood Deck	1980	56	C 95	685	Avq-	57%	100%	100%	390
Frame Shed	1890	143	C 95	831	Avq-	57%	100%	100%	474
Frame Shed	1920	540	D 100	2,842	Poor	25%	100%	100%	710
ONE STORY FRAME	1890	54	C 95	3,220	Avq-	57%	100%	100%	1,835
804 SFLA									6,059
Acpt Land		95,700	Accepted Bldg		34,900	Total		130,600	

WISCASSET
Name: HAMMOND, TANYA

Valuation Report

09/13/2022

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Map/Lot:

U02-004

Account: 1314 Card: 1 of 1

Location:

OFF HODGE STREET

Neighborhood	VILLAGE				Sale Data
Zoning/Use	RESIDENTIAL				Sale Date 11/20/2012
Topography	Level				Sale Price 0
Utilities	NoWater/NoSewer				Sale Type Land Only
Street	Private				Financing Unknown
					Verified Public Record
					Validity Related Parties
Reference 1	B4028P0191 B4595P0275				
Reference 2	U-02-004/00 0000000000				
Tran/Land/Bldg	1 1 15				
FARM LAND	0	OPEN SPACE	0		
Exemption(s)		Land Schedule	101		
<hr/>					
Accpt Land		0	Accepted Bldg		0 Total
					0

WISCASSET
 Name: STOVER, EUGENE

Valuation Report

09/13/2022
 Page 1845
 U02-005
 HODGE ST

Account: 1315 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood VILLAGE
 Zoning/Use RESIDENTIAL
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Reference 1 B1097P0100
 Reference 2 U-02-005/00 0000000000
 Tran/Land/Bldg 6 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	110,000	110,000	10%	Access	11,000	
0.44	Acres-HS Size Adj	11,000.00	4,840	100%		4,840	
Total Acres 0.44					Land Total	15,840	
Acpt Land		15,800	Accepted Bldg		0	Total	15,800

Name: DARE, ALEXI A

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BRUSSEAU, NATHAN T

Map/Lot:

U02-005-A

Account: 1316 Card: 1 of 1

Location: 34 SAND HILL ROAD

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 05/04/2021
Topography	Level	Sale Price 275,000
Utilities	Public Sewer	Sale Type Land & Buildings
Street	Gravel	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2690P0093
 Reference 2 U-02-005/A0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	75%		82,500
0.32	Acres-HS Size Adj	11,000.00	3,520	100%		3,520
Total Acres 0.32			Land Total			86,020

Dwelling Description				Replacement Cost New	
Raised Ranch	One Story	868 Sqft	Grade C 100	Base	77,355
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	508 Sqft, Grade C	Basement Gar	None	Fin Bsmt	22,622
Heating	100% Electric	Cooling	0% None	Heat	-2,465
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout				Total
1976	0	TYPICAL	TYPICAL	Average	Typical				97,512
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
OTHER.....		Location		80%	100%	90%	70,209		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1976	29	C 100	1,820	Avq.	80%	100%	90%	1,310
Open Frame Porch	1976	300	C 100	6,304	Avq.	80%	100%	90%	4,539
Wood Deck	1976	60	C 100	762	Avq.	80%	100%	90%	549
Swimming Pool	1980	1	C 100	5,779	Avq.	99%	100%	90%	5,149
Frame Shed	1980	64	D 100	337	Poor	43%	100%	90%	131
ONE STORY FRAME	2000	300	C 100	18,828	Avq.	80%	100%	90%	13,556
1,197 SFLA				Outbuilding Total			25,234		
Acpt Land		86,000		Accepted Bldg		95,400		Total	181,400

WISCASSET

Valuation Report

09/13/2022

Name: WENTWORTH, CLARA S
WENTWORTH, SCHUYLER A

Page 1847

Account: 1317 Card: 1 of 1

Map/Lot:
Location:

U02-006
HODGE STREET

Neighborhood VILLAGE

Zoning/Use RESIDENTIAL
Topography Level
Utilities NoWater/NoSewer
Street Paved

Reference 1 B1384P0237
Reference 2 U-02-006/00 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	10%	Access	11,000
0.37	Acres-HS Size Adj	11,000.00	4,070	100%		4,070
Total Acres 0.37					Land Total	15,070

Acpt Land	15,100	Accepted Bldg	0	Total	15,100
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Name: WENTWORTH, CLARA S
WENTWORTH, SCHUYLER A

Map/Lot:

U02-007

Account: 1318 Card: 1 of 1

Location:

24 HODGE STREET

Neighborhood VILLAGE

Zoning/Use RESIDENTIAL
Topography Above Street
Utilities All Public
Street Paved

Reference 1 B1384P0237
Reference 2 U-02-007/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	75%	Neighborhood	82,500
0.50	Acres-HS Size Adj	11,000.00	5,500	100%		5,500
Total Acres 0.50						88,000

Dwelling Description

Replacement Cost New

Cape Cod	One Story	476 Sqft	Grade C 95	Base	41,106
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-2,247
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,158
Attic	Full Finished			Attic	7,225
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-64
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	TYPICAL	TYPICAL	Below Average	Typical	48,178
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		57%	100%	100%
						27,461

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
1.5 Story/BSMT	1870	252	C 95	21,642	Avq-	57%	100%	100%	12,336
Frame Shed	1870	336	C 95	1,953	Avq-	57%	100%	100%	1,113
Frame Shed	1920	330	D 100	1,737	Poor	25%	100%	100%	434
Encl Frame Porch	1870	48	C 95	1,832	Avq-	57%	100%	100%	1,044
854 SFLA	Outbuilding Total								14,927

Acpt Land 88,000 Accepted Bldg 42,400 Total 130,400

Neighborhood VILLAGE

Zoning/Use RESIDENTIAL
 Topography Above Street
 Utilities All Public
 Street Paved

Reference 1 B0995P0181 B4750P0015

Reference 2 U-02-008/00 0000000000

Tran/Land/Bldg 9 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	110,000	110,000	75%	Neighborho	82,500	
0.21	Acres-HS Size Adj	11,000.00	2,310	100%		2,310	
Total Acres 0.21						Land Total	84,810

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	480 Sqft	Grade B 95	Base	65,783
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/4 Bmt	Basement	-3,909
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	3,723
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	TYPICAL	TYPICAL	Average	Typical	65,597
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	90% 100%	38,374

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
1 & 1/2 STORY FR	1870	396	B 95	34,209	Avq.	65%	90%	100%	20,012
ONE STORY FRAME	1870	224	B 95	15,359	Avq.	65%	90%	100%	8,985
ONE STORY FRAME	1870	8	B 95	548	Avq.	65%	90%	100%	320
Wood Deck	2006	40	C 90	502	Avq.	92%	100%	100%	462
Wood Deck	1992	266	D 100	2,462	Avq.	85%	100%	100%	2,093
1,546 SFLA						Outbuilding Total			31,872

Acpt Land	84,800	Accepted Bldg	70,200	Total	155,000
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WISCASSET
 Name: REED, DANIEL E
 REED, MARY J

Valuation Report

09/13/2022

Page 1850

Account: 1320 Card: 1 of 1

Map/Lot:
 Location:

U02-009
 30 HODGE STREET

Neighborhood VILLAGE

Zoning/Use RESIDENTIAL
 Topography Above Street
 Utilities All Public
 Street Paved

Reference 1 B2286P0121
 Reference 2 U-02-009/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	75%	Neighborho	82,500
0.29	Acres-HS Size Adj	11,000.00	3,190	100%		3,190
Total Acres 0.29						85,690

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	768 Sqft	Grade C 100	Base	99,243
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-3,817
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-191
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1880	0	TYPICAL	TYPICAL	Fair	Typical	95,235			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		42%	100% 100%	39,999			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Encl Frame Porch	1880	240	C 100	8,196	Fair	42%	100%	100%	3,442
Unfinished Attic	1880	240	C 100	1,046	Fair	42%	100%	100%	439
Patio	1980	99	C 100	907	Fair	42%	100%	100%	381
Canopy	1980	99	C 100	1,074	Fair	42%	100%	100%	451
Wood Deck	2006	96	C 100	1,129	Fair	42%	100%	100%	474
1,344 SFLA						Outbuilding Total			5,187

Acpt Land

85,700

Accepted Bldg

45,200

Total

130,900

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 08/05/2019
Topography	Rolling	Sale Price 192,500
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B4563P0056		
Reference 2	U-02-010/00 0000000000		
Tran/Land/Bldg	1	1	11
FARM LAND	0	OPEN SPACE	0
Exemption(s)	Land Schedule		101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	50%	Neighborho	55,000
0.28	Acres-HS Size Adj	11,000.00	3,080	100%		3,080
Total Acres 0.28				Land Total		58,080

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	736 Sqft	Grade C 95	Base		85,991
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	6	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	None			Insulation		-1,489
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	2017	TYPICAL	TYPICAL	Good	Typical	84,502			
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None	None		80%	100%	100%	67,602			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2014	112	D 100	1,111	Avq.	92%	100%	100%	1,022
Frame Shed	2014	96	D 100	506	Avq.	92%	100%	100%	466
Wood Deck	2017	40	C 100	558	Avq.	92%	100%	100%	513
1,104 SFLA									
						Outbuilding Total		2,001	

Acpt Land	58,100	Accepted Bldg	69,600	Total	127,700
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Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 04/19/2010
Topography	Level	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B1112P0248 B4089P0172 B4272P0083
 Reference 2 U-02-011/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	50%	Neighborhood	55,000
0.28	Acres-HS Size Adj	11,000.00	3,080	100%		3,080
Total Acres 0.28						Land Total 58,080

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	550 Sqft	Grade C 100	Base		67,641
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Damp Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5	HEARTH				
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1915	0	OLD TYPE	TYPICAL	Average	Typical	67,641			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		Location		65%	100%	75%	32,975		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Encl Frame Porch	1915	112	C 100	4,017	Avq.	65%	100%	75%	1,958
ONE STORY FRAME	1915	140	C 100	8,786	Avq.	65%	100%	75%	4,283
Frame Garage	2015	384	C 100	12,120	Avq.	92%	100%	75%	8,362
965 SFLA						Outbuilding Total			14,603
Acpt Land		58,100	Accepted Bldg		47,600	Total		105,700	

Neighborhood VILLAGE

Zoning/Use RESIDENTIAL
 Topography RollingAbove Street
 Utilities Drilled WellPublic Sewer
 Street Paved

Reference 1 B1097P0100
 Reference 2 U-02-012/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 2 50 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	75%		82,500
0.72	Acres-HS Size Adj	11,000.00	7,920	100%		7,920
Total Acres 0.72						90,420

Dwelling Description

Replacement Cost New

Ranch	One Story	1,048 Sqft	Grade C 100	Base	100,028
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTH	0
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,680
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,105
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1956	0	TYPICAL	TYPICAL	Average	Typical	110,813
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		Location		71%	100% 75%	59,008

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1970	186	C 100	11,673	Avq.	71%	100%	75%	6,216
ONE STORY FRAME	1970	276	C 100	17,322	Good	86%	100%	75%	11,173
1S AD/GAR.....	1970	880	C 100	58,205	Avq.	71%	100%	75%	30,994
Encl Frame Porch	1970	176	C 100	6,107	Avq.	71%	100%	75%	3,252
Wood Deck	1970	24	C 100	395	Avq.	71%	100%	75%	210
Frame Shed	1970	112	D 100	589	Avq-	65%	100%	75%	287
Frame Shed	1970	56	D 100	295	Avq-	65%	100%	75%	144
Frame Shed	1970	84	E 100	380	Avq-	65%	100%	75%	185
Wood Deck	2017	144	C 100	1,619	Avq.	92%	100%	75%	1,117
Wood Deck	2017	120	C 100	1,374	Avq.	92%	100%	75%	948
1,510 SFLA									54,526

Acpt Land	90,400	Accepted Bldg	113,500	Total	203,900
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Neighborhood VILLAGE

Zoning/Use RESIDENTIAL
 Topography Rolling
 Utilities All Public
 Street Paved

Reference 1 B0950P0100
 Reference 2 U-02-013/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	50%		55,000
1.00	Acres-HS Size Adj	11,000.00	11,000	100%		11,000
1.38	Acres-Rear Land 1-10	2,000.00	2,760	100%		2,760
Total Acres 2.38					Land Total	68,760

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
GARAGE MAS COM..	1972	7242	C 100	382,100	Avq.	75%	100%	100%	286,575
QUONSET.....	1987	10720	C 100	184,598	Avq.	82%	100%	100%	151,370
Frame Shed	1960	396	D 100	2,085	Avq.	69%	100%	100%	1,439
Frame Shed	1980	804	B 100	5,658	Avq-	70%	100%	100%	3,961
OFFICE MEZZ	1972	918	C 100	39,658	Avq.	75%	100%	100%	29,744
Frame Garage	1960	832	C 100	22,325	Avq.	69%	100%	100%	15,404
						Outbuilding Total			488,493

Accpt Land 68,800 **Accepted Bldg** 488,500 **Total** 557,300

WISCASSET
 Name: DAVIS, JOHN MYERS
 DAVIS, JOAN C

Valuation Report

09/13/2022

Page 1855

Account: 1325 Card: 1 of 1

Map/Lot: U02-014
 Location: 50 HODGE STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 09/16/2021
Topography	Level	Sale Price 200,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2509P0333
 Reference 2 U-02-014/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	50%	Neighborho	55,000
0.57	Acres-HS Size Adj	11,000.00	6,270	100%		6,270
Total Acres 0.57					Land Total	61,270

Dwelling Description				Replacement Cost New	
Colonial	Two Story	672 Sqft	Grade C 105	Base	110,673
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	3,578
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1840	2001	TYPICAL	TYPICAL	Average	Typical	114,251			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	Location	65%	100%	75%	55,697				
Outbuildings/Additions/Improvements					Percent Good			Value Rcnld	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1840	361	C 105	23,789	Avq.	65%	100%	75%	11,597
ONE STORY FRAME	1996	384	C 100	24,100	Avq.	87%	100%	75%	15,725
Open Frame Porch	1840	186	C 105	4,196	Avq.	65%	100%	75%	2,045
1.50 ST GARAGE..	1997	312	C 100	20,270	Avq.	87%	100%	75%	13,226
Frame Garaqe	1940	280	D 100	8,386	Poor	25%	100%	75%	1,572
ONE STORY FRAME	2002	361	C 100	22,656	Avq.	90%	100%	75%	15,292
ONE STORY FRAME	2002	36	C 100	2,259	Avq.	90%	100%	75%	1,525
UA/Fr/B	1997	304	C 105	25,245	Avq.	65%	100%	75%	12,307
Frame Shed	1997	304	C 105	1,953	Avq.	65%	100%	75%	952
2,486 SFLA						Outbuilding Total			74,241

Acpt Land	61,300	Accepted Bldg	129,900	Total	191,200
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Neighborhood VILLAGE

Zoning/Use RESIDENTIAL
Topography Level
Utilities All Public
Street Paved

Reference 1 B1455P0189 B3801P0288

Reference 2 U-02-015/00 0000000000

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	50%	Neighborho	55,000
0.18	Acres-HS Size Adj	11,000.00	1,980	100%		1,980
Total Acres 0.18						56,980

Dwelling Description

Replacement Cost New

Conventional	Two Story	690 Sqft	Grade D 100	Base	84,613
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	Wet None	Basement	-7,584
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,011
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-169
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	2011	OLD TYPE	Old Type	Average	Inadeq.	77,871
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
COND/DES/UTIL...		None		65%	89% 100%	45,048

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
TWO STORY FRAME	1840	230	D 100	20,233	Avq-	57%	80%	100%	9,226
Frame Shed	1970	160	D 100	842	Avq-	65%	100%	100%	547
Frame Garage	2007	600	C 100	17,040	Avq.	92%	75%	100%	11,758
1S AD/GAR.....	2007	400	C 100	28,296	Avq.	92%	75%	100%	19,524
Canopy	2015	230	D 100	2,056	Avq.	92%	100%	100%	1,892
1,840 SFLA									42,947
Outbuilding Total									42,947

Acpt Land	57,000	Accepted Bldg	88,000	Total	145,000
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Name: SAWYER, JOHN E

STEHLE, MARGAERT PALMER

Map/Lot:

U02-016

Account: 1327 Card: 1 of 1

Location:

56 HODGE STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 08/20/2021
Topography	Above Street	Sale Price 345,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B1270P0028 B3560P0165 B3801P0288
 Reference 2 U-02-016/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	50%	Neighborhood	55,000
0.18	Acres-HS Size Adj	11,000.00	1,980	100%		1,980
Total Acres 0.18					Land Total	56,980

Dwelling Description				Replacement Cost New	
Colonial	Two Story	927 Sqft	Grade C 100	Base	145,400
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,408
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2021	0	TYPICAL	TYPICAL	Average	Typical	148,808			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		92%	100%	100%	136,903		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2021	35	C 100	938	Avq.	92%	100%	100%	863
1,854 SFLA						Outbuilding Total			863
Acpt Land		57,000		Accepted Bldg		137,800		Total	194,800

Name: ROBSON, SUSAN C

Page 1858

CAVANAUGH, JAMES P

Map/Lot: U02-017

Account: 1328 Card: 1 of 1

Location: 26 HOOPER STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 11/01/1995
Topography	Rolling	Sale Price 72,500
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2100P0157
 Reference 2 U-02-017/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	75%	Neighborhood	82,500
0.81	Acres-HS Size Adj	11,000.00	8,910	100%		8,910
Total Acres 0.81					Land Total	91,410

Dwelling Description				Replacement Cost New	
Conventional	Two Story	600 Sqft	Grade B 95	Base	95,338
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-1,629
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-186
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1860	0	OLD TYPE	Old Type	Fair	Typical	96,005			
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None	None		42%	90%	100%	36,290			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	1860	340	B 95	33,579	Fair	42%	90%	100%	12,693
ONE STORY FRAME	1860	144	B 95	9,873	Fair	42%	100%	100%	4,147
Finished Attic	1860	144	B 95	2,527	Fair	42%	100%	100%	1,061
2.00 ST BARN....	1860	500	B 95	37,575	Fair	42%	90%	100%	14,203
Frame Shed	1860	294	B 95	1,966	Fair	42%	90%	100%	743
Frame Shed	1860	72	B 95	482	Fair	42%	90%	100%	182
1,912 SFLA						Outbuilding Total			33,029
Acpt Land		91,400		Accepted Bldg		69,300		Total	160,700

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 12/20/2011
Topography	Level	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B1292P0237 B4473P0101
 Reference 2 U-02-017/A0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 2 50 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	75%	Neighborhood	82,500
0.59	Acres-HS Size Adj	11,000.00	6,490	100%		6,490
					Land Total	88,990

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,384 Sqft	Grade B 95	Base		141,488
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt		3,896
Heating	100% Hot Water BB	Cooling	100% None	Heat		0
Rooms	4	HEARTH		HEARTHS		0
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		3,723
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout					Total
2003	0	TYPICAL	TYPICAL	Good	Typical					149,107
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %				Value(Rcnld)
None		None		97%	100%	100%				144,634
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		Value Rcnld
Frame Garage	2003	650	C 105	19,088	Avq.	90%	100%	100%		17,179
Open Frame Porch	2003	35	C 105	985	Avq.	90%	100%	100%		886
Open Frame Porch	2003	20	C 105	666	Avq.	90%	100%	100%		599
Wood Deck	2006	192	B 95	2,303	Good	97%	100%	100%		2,234
1S BAY WIND/BSMT	2003	14	B 95	1,219	Good	97%	100%	100%		1,182
Outbuilding Total										22,080

Acpt Land	89,000	Accepted Bldg	166,700	Total	255,700
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WISCASSET
 Name: SULLIVAN, ANDREW V J/T
 SULLIVAN, ALICE

Valuation Report

09/13/2022

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Account: 1330 Card: 1 of 1

Map/Lot: U02-018
 Location: 30 HOOPER STREET

Neighborhood	VILLAGE	Sale Data	
Zoning/Use	RESIDENTIAL	Sale Date	07/09/2010
Topography	Rolling	Sale Price	270,000
Utilities	All Public	Sale Type	Land & Buildings
Street	Paved	Financing	Unknown
		Verified	Public Record
		Validity	Arms Length Sale

Reference 1 B4295P0133
 Reference 2 U-02-018/00 0000000000
 Tran/Land/Bldg 8 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	75%	Neighborhood	82,500
1.00	Acres-HS Size Adj	11,000.00	11,000	100%		11,000
0.31	Acres-Rear Land 1-10	2,000.00	620	100%		620
Total Acres 1.31			Land Total			94,120

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	660 Sqft	Grade B 95	Base	95,040
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-3,584
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	7,446
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Percent Good		Total	
1887	1986	GOOD	TYPICAL	Very Good	Typical				98,902
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		85%	100%	100%	84,067		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1995	528	B 95	42,739	V.G.	85%	100%	100%	36,328
Frame Bay Window	1995	16	B 95	1,097	V.G.	85%	100%	100%	932
Wood Deck	1995	121	C 100	1,384	Avq.	86%	100%	100%	1,190
3/4S AD/GAR.....	1986	676	C 100	37,848	Avq.	82%	100%	100%	31,035
1.50 ST SHED....	1995	484	C 100	3,388	Avq.	86%	100%	100%	2,914
Wood Deck	1986	32	C 100	476	Avq.	82%	100%	100%	390
Frame Shed	1995	96	B 95	642	V.G.	85%	100%	100%	546
1 & 3/4 STORY FR	1986	208	B 95	20,675	V.G.	85%	100%	100%	17,574
2,063 SFLA									
Outbuilding Total									90,909

Acpt Land 94,100 **Accepted Bldg** 175,000 **Total** 269,100

Name: ALLEN, LORI A J/T

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ALLEN, JOHN A III

Map/Lot:

U02-019

Account: 1331 Card: 1 of 1

Location:

44 HOOPER STREET

Neighborhood VILLAGE

Zoning/Use RESIDENTIAL
Topography Level
Utilities All Public
Street Paved

Reference 1 B4716P220
Reference 2 U-02-019/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 101

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Quantity, Material/Type, Material/Type, Value. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 1962, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Average, Layout Typical, Total 164,908.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include 1SGAR/BSMT, Wood Deck, 1,616 SFLA, and Outbuilding Total.

Acpt Land 94,200 Accepted Bldg 137,800 Total 232,000

Name: FAIRSERVICE JR., STANLEY H J/T

FAIRSERVICE, JANE W

Map/Lot:

U02-020

Account: 1332 Card: 1 of 1

Location:

46 HOOPER STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 12/28/2010
Topography	Level	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B4357P0042
 Reference 2 U-02-020/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	75%	Neighborho	82,500
0.62	Acres-HS Size Adj	11,000.00	6,820	100%		6,820
Total Acres 0.62					Land Total	89,320

Dwelling Description				Replacement Cost New		
Conventional	Two Story	414 Sqft	Grade C 100	Base		59,033
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5	HEARTH		HEARTHS		0
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		2,272
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-1,176
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1930	0	OLD TYPE	TYPICAL	Above Average	Typical	60,129	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		75%	100%	100%	45,097

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1940	459	D 100	11,892	Fair	42%	100%	100%	4,995
1 Story/BASEMENT	1930	480	C 100	35,563	Avq+	75%	100%	100%	26,672
Wood Deck	2001	128	C 100	1,456	Avq.	89%	100%	100%	1,296
1,308 SFLA									
Outbuilding Total									32,963

Acpt Land	89,300	Accepted Bldg	78,100	Total	167,400
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Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 10/23/2017
Topography	Rolling	Sale Price 135,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Cash Sale
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B0745P0005		
Reference 2	U-02-021/00 0000000000		
Tran/Land/Bldg	8	1	11
FARM LAND	0	OPEN SPACE	0
Exemption(s)	Land Schedule		101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	75%	Neighborhood	82,500
0.97	Acres-HS Size Adj	11,000.00	10,670	100%		10,670
Total Acres 0.97					Land Total	93,170

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	576 Sqft	Grade B 95	Base		81,317
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	6	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-1,564
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1860	0	TYPICAL	TYPICAL	Above Average	Typical	79,753			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		75%	100%	100%	59,815		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1860	144	B 95	9,873	Avg+	75%	100%	100%	7,405
Frame Garage	1996	676	C 100	18,771	Avg.	87%	100%	100%	16,331
1,152 SFLA						Outbuilding Total			23,736

Acpt Land	93,200	Accepted Bldg	83,600	Total	176,800
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Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 02/25/2015
Topography	Level	Sale Price 93,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Foreclosure

Reference 1	B4834P0245		
Reference 2	U-02-022/00 0000000000		
Tran/Land/Bldg	1	1	11
FARM LAND	0	OPEN SPACE	0
Exemption(s)	Land Schedule		101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	75%	Neighborhood	82,500
0.22	Acres-HS Size Adj	11,000.00	2,420	100%		2,420
Total Acres 0.22					Land Total	84,920

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	442 Sqft	Grade B 95	Base		63,648
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	6	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-1,201
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1860	0	TYPICAL	TYPICAL	Fair	Typical	62,447			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		42%	100%	100%			
						26,228			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1860	420	C 100	31,118	Avg.	65%	100%	100%	20,227
Encl Frame Porch	1860	18	C 100	948	Avg.	65%	100%	100%	616
1,194 SFLA									20,843

Acpt Land	84,900	Accepted Bldg	47,100	Total	132,000
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WISCASSET
 Name: BARBEAU, JENNIFER J/T
 HERRICK, MATTHEW M

Valuation Report

09/13/2022
 Page 1865

Account: 1335 Card: 1 of 1

Map/Lot: U02-023
 Location: 27 HOOPER STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 10/14/2008
Topography	Rolling	Sale Price 134,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Distressed Sale

Reference 1 B4061P0258
 Reference 2 U-02-023/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	75%	Neighborhood	82,500
0.69	Acres-HS Size Adj	11,000.00	7,590	100%		7,590
Total Acres 0.69					Land Total	90,090

Dwelling Description				Replacement Cost New	
Conventional	Two Story	1,073 Sqft	Grade B 100	Base	179,469
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	10	HEARTH		HEARTHS	0
Bedrooms	5	Add Fixtures	2		
Baths	3	Half Baths	1	Plumbing	13,064
Attic	Floor & Stairs			Attic	2,103
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1855	2009	TYPICAL	TYPICAL	Above Average	Typical	194,636
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		75%	100%	100%
						145,977

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1855	620	B 100	52,826	Avq+	75%	100%	100%	39,620
Wood Deck	2006	60	C 100	762	Avq.	92%	100%	100%	701
ONE STORY FRAME	2003	240	B 100	17,321	Avq+	95%	100%	100%	16,455
Wood Deck	2003	50	C 100	660	Avq.	90%	100%	100%	594
UTILITY BLDG....	1970	672	D 100	38,975	Avq.	74%	50%	100%	14,421
Wood Deck	2006	40	D 100	480	Avq-	82%	100%	100%	394
Frame Shed	2006	288	D 100	1,516	Avq-	82%	100%	100%	1,243
3,006 SFLA									73,428

Acpt Land	90,100	Accepted Bldg	219,400	Total	309,500
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WISCASSET
 Name: PUTNAM, RACHEL E
 PUTNAM, JASON G

Valuation Report

09/13/2022

Page 1866

Account: 1336 Card: 1 of 1

Map/Lot: U02-024
 Location: 17 HOOPER STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 06/30/2015
Topography	Rolling	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B4689P0257 B4710P0277
 Reference 2 U-02-024/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	75%	Neighborhood	82,500
0.78	Acres-HS Size Adj	11,000.00	8,580	100%		8,580
Total Acres 0.78					Land Total	91,080

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,056 Sqft	Grade C 100	Base	98,815
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	778 Sqft, Grade E	Basement Gar	None	Fin Bsmt	23,074
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,272
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	TYPICAL	TYPICAL	Average	Typical	124,161
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		77%	100% 100%	95,604
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Frame Garage	1972	576	C 100	16,493	Avq.	12,370
1,056 SFLA						12,370
Outbuilding Total						12,370

Acpt Land 91,100 **Accepted Bldg** 108,000 **Total** 199,100

Name: PRISCILLA M. CAMPBELL REVOCABLE LIVING

Map/Lot:

U02-025

Account: 1337 Card: 1 of 1

Location:

9 HOOPER STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 08/29/2016
Topography	Level	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Cash Sale
		Verified Public Record
		Validity Related Parties

Reference 1 B0604P0343
 Reference 2 U-02-025/00 0000000000
 Tran/Land/Bldg 6 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 4 50 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	75%	Neighborhood	82,500
0.34	Acres-HS Size Adj	11,000.00	3,740	100%		3,740
Total Acres 0.34					Land Total	86,240

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,235 Sqft	Grade C 100	Base	115,565
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	3,566
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,272
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-175
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	TYPICAL	TYPICAL	Average	Typical	121,228
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	100%	100%	90,921	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1965	143	C 100	3,125	Avq.	75%	100%	100%	2,344
Wood Deck	1985	90	D 100	918	Avq.	81%	100%	100%	744
Frame Garage	1996	624	C 100	17,587	Avq.	87%	95%	100%	14,536
1,235 SFLA									
Outbuilding Total									17,624

Acpt Land	86,200	Accepted Bldg	108,500	Total	194,700
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Name: WHITNEY, DANIEL

Page 1868

WHITNEY, TRACEY

Map/Lot:

U02-026

Account: 1338 Card: 1 of 1

Location:

3 HOOPER STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 08/10/2021
Topography	Level	Sale Price 425,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B1688P0208
 Reference 2 U-02-026/00 0000000000
 Tran/Land/Bldg 9 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	75%	Neighborho	82,500
0.36	Acres-HS Size Adj	11,000.00	3,960	100%		3,960
Total Acres 0.36					Land Total	86,460

Dwelling Description				Replacement Cost New	
Colonial	Two Story	880 Sqft	Grade B 100	Base	161,907
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-2,515
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	0
Rooms	9	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,919
Attic	None			Attic	0
FirePlaces	3			Fireplace	9,809
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1820	0	TYPICAL	TYPICAL	Below Average	Typical	173,120	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		57%	100%	100%	98,678

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1820	418	B 100	35,616	Avq-	57%	100%	100%	20,301
ONE STORY FRAME	1820	342	B 100	24,684	Avq-	57%	100%	100%	14,070
2.00 ST BARN....	1820	900	C 100	56,306	Avq-	57%	75%	100%	24,070
Wood Deck	1991	352	C 100	3,740	Avq.	84%	100%	100%	3,142
Unfinished Attic	1820	152	B 100	762	Avq-	57%	100%	100%	434
Frame Shed	1820	152	B 100	1,070	Avq-	57%	100%	100%	610
Finished Attic	1820	342	B 100	6,317	Avq-	57%	100%	100%	3,601
2,657 SFLA									66,228

Acpt Land	86,500	Accepted Bldg	164,900	Total	251,400
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Name: FLANDERS, EDITH ANN

Page 1869

FLANDERS, GARY & LINDA F. SMITH

Map/Lot:

U02-027

Account: 1339 Card: 1 of 1

Location:

84 FEDERAL STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 04/01/2004
Topography	Level	Sale Price 0
Utilities	All Public	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1	B1539P0208		
Reference 2	U-02-027/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	2 50 0	Land Schedule	101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	95%		104,500
0.21	Acres-HS Size Adj	11,000.00	2,310	100%		2,310
Total Acres 0.21					Land Total	106,810

Dwelling Description				Replacement Cost New	
Colonial	Two Story	800 Sqft	Grade B 95	Base	139,828
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-2,172
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,723
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-248
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1840	1993	GOOD	TYPICAL	Average	Typical	141,131	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		65%	100%	100%	91,735

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	1840	266	B 95	6,135	Avq.	65%	100%	100%	3,988
1 Story/BASEMENT	1993	400	B 95	32,377	Avq.	65%	100%	100%	21,045
Wood Deck	1980	200	C 100	2,190	Avq.	79%	100%	100%	1,730
Frame Shed	1972	64	D 100	337	Avq-	66%	100%	100%	222
2,000 SFLA									26,985

Acpt Land	106,800	Accepted Bldg	118,700	Total	225,500
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Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 03/13/2002
Topography	Level	Sale Price 277,500
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2825P0015
 Reference 2 U-02-028/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
1.00	Acres-HS Size Adj	11,000.00	11,000	100%		11,000
3.22	Acres-Rear Land 1-10	2,000.00	6,440	100%		6,440
Total Acres 4.22					Land Total	127,440

Dwelling Description				Replacement Cost New	
Colonial	Two Story	760 Sqft	Grade B 100	Base	139,828
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-4,344
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,532
Attic	Floor & Stairs			Attic	1,489
FirePlaces	1			Fireplace	5,871
Insulation	Capped Only			Insulation	-248
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1805	0	TYPICAL	TYPICAL	Above Average	Typical	149,128
Functional Obsolescence						Value(Rcnld)
None						111,846
Economic Obsolescence						
None						
Phys. %						75%
Func. %						100%
Econ. %						100%

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1805	527	B 100	44,902	Avq+	75%	100%	100%	33,676
Finished Attic	1805	527	B 100	9,734	Avq+	75%	100%	100%	7,300
1 Story/BASEMENT	1805	180	B 100	15,336	Avq+	75%	100%	100%	11,502
ONE STORY FRAME	1805	345	B 100	24,900	Avq+	75%	100%	100%	18,675
Frame Garage	1950	500	C 100	14,762	Avq.	65%	100%	100%	9,595
ONE STORY FRAME	2017	320	D 100	17,271	Avq.	92%	100%	100%	15,889
Wood Deck	2017	80	C 100	966	Avq.	92%	100%	100%	889
3,103 SFLA									97,526

Acpt Land	127,400	Accepted Bldg	209,400	Total	336,800
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Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 03/06/2019
Topography	Level	Sale Price 190,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B3585P0158		
Reference 2	U-02-029/00 0000000000		
Tran/Land/Bldg	1	1	11
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.84	Acres-HS Size Adj	11,000.00	9,240	100%		9,240
Total Acres 0.84					Land Total	119,240

Dwelling Description				Replacement Cost New	
Colonial	Two Story	512 Sqft	Grade B 95	Base	89,490
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/4 Bmt	Basement	-4,170
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	Floor & Stairs			Attic	953
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,589
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1891	0	OLD TYPE	Old Type	Average	Typical	87,166			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		65%	100%	100%	56,658		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	1891	459	C 110	51,646	Fair	42%	80%	100%	17,353
Wood Deck	2006	96	C 100	1,129	Avq.	92%	100%	100%	1,039
Frame Shed	2009	128	C 100	783	Avq.	92%	100%	100%	720
1,942 SFLA									
Outbuilding Total									19,112

Acpt Land	119,200	Accepted Bldg	75,800	Total	195,000
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Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 02/01/1995
Topography	Rolling	Sale Price 112,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2041P0146
 Reference 2 U-02-030/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
1.00	Acres-HS Size Adj	11,000.00	11,000	100%		11,000
2.12	Acres-Rear Land 1-10	2,000.00	4,240	100%		4,240
Total Acres 3.12					Land Total	125,240

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	726 Sqft	Grade B 100	Base		110,046
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement		-2,075
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water C	Cooling	0% None	Heat		0
Rooms	7	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		3,919
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1850	2004	TYPICAL	TYPICAL	Above Average	Typical	111,890			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	75%	100%	100%	83,918				
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
ONE STORY FRAME	1850	325	B 100	23,457	Avq+	75%	100%	100%	17,593
Wood Deck	1980	144	C 100	1,619	Avq.	79%	100%	100%	1,279
1.75 ST BARN....	1880	504	D 100	23,812	Avq-	57%	100%	100%	13,573
Encl Frame Porch	2004	56	B 100	2,517	Avq+	75%	100%	100%	1,888
1,595 SFLA									
Outbuilding Total									34,333
Acpt Land		125,200	Accepted Bldg		118,300	Total		243,500	

Name: TRUESDELL, WILLIAM H

Page 1873

TRUESDELL, LISA M

Map/Lot:

U02-031

Account: 1343 Card: 1 of 1

Location: 101 FEDERAL STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 09/20/2016
Topography	Rolling	Sale Price 155,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2011P0208
 Reference 2 U-02-031/00 0000000000
 Tran/Land/Bldg 8 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.84	Acres-Influence W Size Adj	17,500.00	14,700	100%		14,700
Total Acres 0.84					Land Total	189,700

Dwelling Description				Replacement Cost New	
Colonial	Two Story	648 Sqft	Grade C 100	Base	103,671
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	0
Rooms	10	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,272
Attic	Floor & Stairs			Attic	1,104
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1854	0	Obsolete	Old Type	Below Average	Inadeq.	107,047
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
LAYOUT.....		None		57%	72%	100%
						43,932

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1854	176	C 100	11,046	Avq-	57%	72%	100%	4,533
1.75 Story/BSMT	1854	610	C 100	62,409	Avq-	57%	72%	100%	25,613
Open Frame Porch	1854	36	C 100	958	Avq-	57%	72%	100%	393
Open Frame Porch	1854	32	C 100	877	Avq-	57%	72%	100%	360
Frame Shed	1854	360	C 100	2,203	Avq-	57%	100%	100%	1,256
2.00 ST BARN....	1854	888	D 100	47,857	Avq-	57%	100%	100%	27,278
Wood Deck	1984	60	D 100	655	Avq.	81%	100%	100%	531
2,540 SFLA									59,964

Acpt Land	189,700	Accepted Bldg	103,900	Total	293,600
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Name: GRAFFAM, STEPHEN M J/T

Page 1874

GRAFFAM, COLLEEN E KEARNEY

Map/Lot:

U02-032

Account: 1344 Card: 1 of 2

Location: 95 FEDERAL STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 11/21/2013
Topography	Level	Sale Price 110,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4739P0225
 Reference 2 U-02-032/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.43	Acres-HS Size Adj	11,000.00	4,730	100%		4,730
Total Acres 0.43					Land Total	114,730

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	648 Sqft	Grade B 100	Base	93,481
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,306
Attic	None			Attic	0
FirePlaces	2			Fireplace	7,840
Insulation	Minimal			Insulation	-1,587
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1806	0	OLD TYPE	TYPICAL	Above Average	Typical	101,040	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		75%	100%	100%	75,780

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1806	648	B 100	46,768	Avq+	75%	100%	100%	35,076
Unfinished Attic	1806	324	B 100	1,625	Avq+	75%	100%	100%	1,219
Open Frame Porch	1970	140	B 100	3,524	Avq+	75%	100%	100%	2,643
1.75 ST GARAGE..	1970	396	B 100	31,810	Avq+	75%	100%	100%	23,858
Frame Garage	1970	300	B 100	11,737	Avq+	75%	100%	100%	8,803
Frame Shed	1970	64	E 100	290	Avq+	75%	100%	100%	218
1,620 SFLA									71,817

Acpt Land	114,700	Accepted Bldg	147,600	Total	262,300
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Name: GRAFFAM, STEPHEN M J/T

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GRAFFAM, COLLEEN E KEARNEY

Map/Lot: U02-032

Account: 1344 Card: 2 of 2

Location: 95 FEDERAL STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 11/21/2013
Topography	Level	Sale Price 110,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4739P0225
 Reference 2 U-02-032/00 0000000000
 Tran/Land/Bldg 1 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Dwelling Description				Replacement Cost New	
Other	One Story	494 Sqft	Grade B 95	Base	44,153
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	1	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-4,964
Attic	1/4 Finished			Attic	2,119
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	494	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Inadeq.		
1970	0	Obsolete	Obsolete	Average			41,308
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)		
STYLE.....	Location	77%	71%	75%	16,937		
Acpt Land	0	Accepted Bldg	16,900	Total	16,900		

WISCASSET

Valuation Report

09/13/2022

Name: GRAFFAM, STEPHEN M J/T

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GRAFFAM, COLLEEN E KEARNEY

Map/Lot:

U02-032

Account: 1344

Location:

95 FEDERAL STREET

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	114,700	147,600	262,300	114,700	147,600	262,300
2	0	16,900	16,900	0	16,900	16,900
TOTAL	114,700	164,500	279,200	114,700	164,500	279,200

WISCASSET
 Name: CHUNG, KEVIN
 CHUNG, AMI BAI

Valuation Report

09/13/2022

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Account: 1345 Card: 1 of 1

Map/Lot: U02-033
 Location: 6 MORTON STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 07/31/2020
Topography	Level	Sale Price 163,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B0637P0170
 Reference 2 U-02-033/00 0000000000
 Tran/Land/Bldg 8 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	75%	Corner/Loc	82,500
0.56	Acres-HS Size Adj	11,000.00	6,160	100%		6,160
Total Acres 0.56						Land Total 88,660

Dwelling Description				Replacement Cost New		
Conventional	Two Story	744 Sqft	Grade B 95	Base		115,901
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	12	HEARTH				
Bedrooms	6	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		4,964
Attic	Floor & Stairs			Attic		1,385
FirePlaces	1			Fireplace		5,578
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1880	0	TYPICAL	TYPICAL	Average	Typical	127,828			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		Location		65%	100%	90%	74,779		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	1880	256	B 95	28,608	Avq.	65%	100%	90%	16,736
Open Frame Porch	1880	272	B 95	6,268	Avq.	65%	100%	90%	3,667
2.00 ST BARN....	1880	816	B 95	56,487	Avq.	65%	100%	90%	33,045
1SFr Overhanq	1880	12	B 95	823	Avq.	65%	100%	90%	482
2,012 SFLA									Outbuilding Total 53,930
Acpt Land		88,700		Accepted Bldg		128,700		Total 217,400	

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 10/31/2017
Topography	Level	Sale Price 202,500
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B4780P0185		
Reference 2	U-02-034/00 0000000000		
Tran/Land/Bldg	1	1	11
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	65%	Corner/Loc	71,500
0.24	Acres-HS Size Adj	11,000.00	2,640	100%		2,640
Total Acres 0.24					Land Total	74,140

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	522 Sqft	Grade B 95	Base	75,168
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/4 Bmt	Basement	-4,251
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1820	0	TYPICAL	TYPICAL	Average	Typical	73,399			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		65%	100%	100%	47,709		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 3/4 STORY FR	1820	340	B 95	33,794	Avq.	65%	100%	100%	21,966
ONE STORY FRAME	1820	192	B 95	13,165	Avq.	65%	100%	100%	8,557
Open Frame Porch	1820	112	B 95	2,728	Avq.	65%	100%	100%	1,773
Frame Garage	1986	576	C 100	16,493	Avq.	82%	100%	100%	13,524
1,701 SFLA									45,820
Acpt Land									74,100
Accepted Bldg									93,500
Total									167,600

Name: CHUNG, AMI BAI

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LESCAULT, KRISHNABAI

Map/Lot:

U02-035

Account: 1347 Card: 1 of 1

Location:

87 FEDERAL STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 11/09/2017
Topography	Level	Sale Price 156,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B3513P0144 (07/05)		
Reference 2	U-02-035/00 0000000000		
Tran/Land/Bldg	1	1	11
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	55%	Corner/Loc	60,500
0.13	Acres-HS Size Adj	11,000.00	1,430	100%		1,430
Total Acres 0.13				Land Total		61,930

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	660 Sqft	Grade B 95	Base	93,176
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-3,584
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1840	0	OLD TYPE	Old Type	Above Average	Typical	92,074			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	Location	75%	100%	90%	62,150				
Outbuildings/Additions/Improvements					Percent Good		Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
ONE STORY FRAME	1840	287	C 110	19,813	Avq.	65%	100%	90%	11,590
Finished Attic	1840	287	C 110	5,070	Avq.	65%	100%	90%	2,966
Open Frame Porch	1840	136	C 110	3,282	Avq.	65%	100%	90%	1,920
Shed.....	1840	252	C 110	1,696	Avq.	65%	100%	90%	992
Wood Deck	2005	200	C 100	2,190	Avq.	91%	100%	90%	1,794
Wood Deck	2005	270	C 100	2,904	Avq.	91%	100%	90%	2,379
1,557 SFLA						Outbuilding Total			21,641
Acpt Land		61,900	Accepted Bldg			83,800	Total		145,700

WISCASSET
 Name: WISCASSET, TOWN OF
 MIDDLE SCHOOL FIELDS

Valuation Report

09/13/2022

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Account: 2583 Card: 1 of 1

Map/Lot:
 Location:

U02-036
 FEDERAL STREET

Neighborhood VILLAGE

Zoning/Use SHORE RESIDENTIA
 Topography Rolling
 Utilities
 Street Paved

Reference 1 B1854P0039
 Reference 2 U02-036
 Tran/Land/Bldg 0 2 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	213,750	213,750	100%		213,750
1.00	Acres-Commercial Prime	225,000	225,000	100%		225,000
2.10	Acres-Commercial Prime	225,000	472,500	100%		472,500
Total Acres 3.10					Land Total	911,250

Accpt Land	911,300	Accepted Bldg	0	Total	911,300
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Name: WISCASSET, INHABITANTS OF THE TOWN OF

WISCASSET MIDDLE SCHOOL

Map/Lot:

U02-036-A

Account: 1348 Card: 1 of 1

Location:

83 FEDERAL STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 06/18/2014
Topography	Rolling	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Exempt Property

Reference 1 B4165P0281 B4793P0266
 Reference 2 U-02-036/00 0000000000
 Tran/Land/Bldg 1 2 16
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	213,750	213,750	100%		213,750
1.00	Acres-Commercial Prime	225,000	225,000	100%		225,000
4.00	Acres-Commercial Prime	225,000	900,000	100%		900,000
1.00	Acres-Commercial 1-20	4,500.00	4,500	100%		4,500
Total Acres 6.00					Land Total	1,343,250

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
SCHOOL AVERAGE..	1972	41285	D 100	5,279,254	Fair	53%	100%	100%	2,798,005
Open Frame Porch	1972	417	D 2	149	Fair	53%	100%	100%	79
Wood Deck	1972	265	D 100	2,454	Fair	53%	100%	100%	1,301
PAVING.....	1972	30000	D 100	51,600	Fair	53%	50%	100%	13,674
Canopy	2018	560	D 100	4,908	Avq.	92%	100%	100%	4,515
								Outbuilding Total	2,817,574

Acpt Land	1,343,300	Accepted Bldg	2,817,600	Total	4,160,900
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Name: HENDRICKSON, JOHN G JR

PEREZ, JESSE O

Map/Lot:

U02-037

Account: 1349 Card: 1 of 1

Location:

77 FEDERAL STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 10/13/2020
Topography	Level	Sale Price 347,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2954P0107 11/02
 Reference 2 U-02-037/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	65%	Corner/Loc	71,500
0.26	Acres-HS Size Adj	11,000.00	2,860	100%		2,860
Total Acres 0.26					Land Total	74,360

Dwelling Description				Replacement Cost New	
Colonial	Two Story	798 Sqft	Grade B 110	Base	161,502
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/4 Bmt	Basement	-7,526
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,311
Attic	Full Finished			Attic	13,091
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1830	0	TYPICAL	TYPICAL	Above Average	Typical	171,378	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		75%	100%	100%	128,534

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1830	315	B 110	29,523	Avq+	75%	100%	100%	22,142
Open Frame Porch	1830	12	B 110	597	Avq+	75%	100%	100%	448
Wood Deck	1830	28	B 110	551	Avq+	75%	100%	100%	413
Frame Garage	1830	375	B 110	15,072	Avq+	75%	100%	100%	11,304
Canopy	1830	286	B 110	3,737	Avq+	75%	100%	100%	2,803
Patio	1830	378	B 110	3,848	Avq+	75%	100%	100%	2,886
1,911 SFLA									39,996

Acpt Land	74,400	Accepted Bldg	168,500	Total	242,900
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WISCASSET
 Name: POPE, DAVID M J/T
 POPE, LINDA L

Valuation Report

09/13/2022

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Account: 1350 Card: 1 of 1

Map/Lot: U02-038
 Location: 73 FEDERAL STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 08/07/2006
Topography	Level	Sale Price 105,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Renovations

Reference 1 B3718P0147
 Reference 2 U-02-038/00 0000000000
 Tran/Land/Bldg 6 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 6 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.29	Acres-HS Size Adj	11,000.00	3,190	100%		3,190
Total Acres 0.29					Land Total	113,190

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	1,246 Sqft	Grade B 100	Base		179,749
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Damp None	Basement		-14,243
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	6	HEARTH				
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		3,919
Attic	Full Finished			Attic		16,291
FirePlaces	0			Fireplace		0
Insulation	None			Insulation		-3,052
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1809	2009	TYPICAL	TYPICAL	Above Average	Inadeq.	182,664				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		Location		75%	99%	90%	122,065			
Outbuildings/Additions/Improvements					Percent Good					
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
1.50 S Barn	1930	340	C 100	13,806	Avq.	65%	100%	90%	8,077	
Frame Shed	2008	136	C 100	832	Avq.	92%	100%	90%	689	
Wood Deck	2009	126	C 100	1,435	Avq.	92%	100%	90%	1,188	
Barn 1S	2012	495	C 100	13,977	Avq.	92%	100%	90%	11,573	
1,869 SFLA					Outbuilding Total					21,527
Acpt Land		113,200		Accepted Bldg		143,600		Total		256,800

Valuation Report

Map/Lot: U02-039

Account: 1351 Card: 1 of 1

Location: 71 FEDERAL STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 11/15/2018
Topography	Level	Sale Price 201,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4575P0316
 Reference 2 U-02-039/00 0000000000
 Tran/Land/Bldg 9 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.14	Acres-HS Size Adj	11,000.00	1,540	100%		1,540
Total Acres 0.14					Land Total	111,540

Dwelling Description				Replacement Cost New	
Colonial	Two Story	775 Sqft	Grade B 100	Base	142,588
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet None	Basement	-8,859
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,919
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,531
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1800	0	GOOD	GOOD	Above Average	Typical	135,117			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		75%	100%	100%	101,338		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1970	130	D 100	685	Fair	52%	100%	100%	356
ONE STORY FRAME	2005	384	C 100	24,100	Avg.	91%	100%	100%	21,931
1,934 SFLA						Outbuilding Total			22,287

Acpt Land	111,500	Accepted Bldg	123,600	Total	235,100
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WISCASSET
 Name: GUITREAU, DARRIN PAUL
 GUITREAU, CHRISTINA J

Valuation Report

09/13/2022

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Account: 1352 Card: 1 of 1

Map/Lot: U02-040
 Location: 63 FEDERAL STREET

Neighborhood	VILLAGE	Sale Data	
Zoning/Use	RESIDENTIAL	Sale Date	06/18/2021
Topography	Level	Sale Price	685,000
Utilities	All Public	Sale Type	Land & Buildings
Street	Paved	Financing	Unknown
		Verified	Public Record
		Validity	Arms Length Sale

Reference 1 B3518P0222 (07/05)
 Reference 2 U-02-040/00 0000000000
 Tran/Land/Bldg 8 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	125%		218,750
1.00	Acres-Influence W Size Adj	17,500.00	17,500	100%		17,500
1.12	Acres-Waterfront Rear	13,000.00	14,560	100%		14,560
Total Acres 2.12			Land Total			250,810

Dwelling Description				Replacement Cost New		
Traditional	Two Story	1,280 Sqft	Grade A 100	Base		269,029
Exterior	BRICK/STONE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water C	Cooling	0% None	Heat		0
Rooms	8	HEARTH				
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		7,611
Attic	Floor & Stairs			Attic		2,923
FirePlaces	4			Fireplace		13,724
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1855	0	TYPICAL	TYPICAL	Average	Typical	293,287			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	65%	100%	100%	190,637				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1855	84	A 100	2,586	Avq.	65%	100%	100%	1,681
Encl Frame Porch	1855	77	A 100	3,852	Avq.	65%	100%	100%	2,504
ONE STORY FRAME	2003	286	A 100	24,052	Avq.	65%	100%	100%	15,634
Wood Deck	1855	66	A 100	1,103	Avq.	65%	100%	100%	717
2 STORY SHED....	1855	650	A 100	6,968	Avq.	65%	100%	100%	4,529
Encl Frame Porch	1855	64	A 100	3,283	Avq.	65%	100%	100%	2,134
2,846 SFLA									
						Outbuilding Total		27,199	

Acpt Land	250,800	Accepted Bldg	217,800	Total	468,600
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WISCASSET
 Name: ZIEG, RICHARD B J/T
 ZIEG, MARGARET L

Valuation Report

09/13/2022

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Map/Lot: U02-041

Account: 1353 Card: 1 of 1

Location: 59 FEDERAL STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 05/15/2003
Topography	Rolling	Sale Price 229,500
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3060P0090 (05/03)
 Reference 2 U-02-041/00 0000000000
 Tran/Land/Bldg 6 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.58	Acres-Influence W Size Adj	17,500.00	10,150	100%		10,150
Total Acres 0.58					Land Total	185,150

Dwelling Description				Replacement Cost New		
Conventional	One Story	835 Sqft	Grade B 95	Base		81,298
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt		3,896
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	7	HEARTH		HEARTHS		0
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		3,723
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1790	1984	TYPICAL	TYPICAL	Good	Typical	88,917
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		80%	100%	100%
						71,134

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1984	439	B 95	30,100	Avq.	81%	100%	100%	24,381
Finished Attic	1984	120	B 95	2,106	Avq.	81%	100%	100%	1,706
ONE STORY FRAME	1984	252	B 95	17,279	Avq.	81%	100%	100%	13,996
Encl Frame Porch	1984	35	B 95	1,642	Good	80%	100%	100%	1,314
Frame Bay Window	1984	14	B 95	960	Avq.	81%	100%	100%	778
Frame Shed	1988	64	D 100	337	Avq.	83%	100%	100%	280
Frame Shed	1988	256	C 100	1,567	Avq.	83%	100%	100%	1,301
Wood Deck	2011	484	B 95	5,557	Avq.	92%	100%	100%	5,112
1,588 SFLA									48,868

Acpt Land	185,200	Accepted Bldg	120,000	Total	305,200
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WISCASSET
 Name: WISCASSET, TOWN OF

Valuation Report

09/13/2022

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Map/Lot:

U02-042

Account: 1354 Card: 1 of 1

Location:

FEDERAL STREET

Neighborhood VILLAGE

Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B0595P0321
 Reference 2 U-02-042/00 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Waterfront	250,000	250,000	100%		250,000	
0.42	Acres-Shallow WF Size Adj	25,000.00	10,500	100%		10,500	
Total Acres 0.42					Land Total	260,500	
Acpt Land		260,500	Accepted Bldg		0	Total	260,500

Valuation Report

Map/Lot: U02-043

Account: 1355 Card: 1 of 1

Location: 53 FEDERAL STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 09/27/2012
Topography	Level	Sale Price 340,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4576P0141
 Reference 2 U-02-043/00 2078827844
 Tran/Land/Bldg 9 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.50	Acres-Influence W Size Adj	17,500.00	8,750	100%		8,750
Total Acres 0.50					Land Total	183,750

Dwelling Description				Replacement Cost New		
Colonial	Two Story	1,259 Sqft	Grade B 105	Base		238,450
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	12	HEARTH				
Bedrooms	6	Add Fixtures	0			
Baths	4	Half Baths	0	Plumbing		12,345
Attic	Full Finished			Attic		17,239
FirePlaces	1			Fireplace		6,165
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1852	0	TYPICAL	TYPICAL	Below Average	Typical	274,199			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Deferred Maintenance		None		57%	90%	100%	140,664		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1852	12	B 105	570	Avq-	57%	90%	100%	293
Wood Deck	1980	239	C 100	2,588	Avq.	79%	100%	100%	2,045
Wood Deck	1998	120	C 100	1,374	Avq.	88%	100%	100%	1,209
Frame Garage	2001	484	C 100	14,398	Avq.	89%	100%	100%	12,814
Wood Deck	2001	169	C 100	1,874	Avq.	89%	100%	100%	1,668
Frame Shed	2001	120	C 100	734	Avq.	89%	100%	100%	653
2,518 SFLA									18,682
Outbuilding Total									18,682
Acpt Land		183,800		Accepted Bldg		159,300		Total	343,100

Name: WENTWORTH, SCHUYLER A

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WENTWORTH, CLARA DOW

Map/Lot:

U02-044

Account: 1356 Card: 1 of 1

Location:

49 FEDERAL STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 08/16/2002
Topography	Level	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2899P0080 B4750P0015
 Reference 2 U-02-044/00 0000000000
 Tran/Land/Bldg 9 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.45	Acres-Influence W Size Adj	17,500.00	7,875	100%		7,875
Total Acres 0.45			Land Total			182,875

Dwelling Description				Replacement Cost New	
Colonial	Two Story	876 Sqft	Grade B 95	Base	153,112
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-10,192
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,241
Attic	Floor & Stairs			Attic	1,631
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,718
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1854	0	OLD TYPE	TYPICAL	Below Average	Typical	143,074	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		57%	100%	100%	81,552

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1 Story/BASEMENT	1854	224	B 95	18,131	Avq-	57%	100%	100%	10,335
Open Frame Porch	1854	105	B 95	2,574	Avq-	57%	100%	100%	1,467
Frame Shed	1854	136	B 95	909	Avq-	57%	100%	100%	518
Open Frame Porch	1854	12	B 95	516	Avq-	57%	100%	100%	294
2.00 ST BARN....	1854	600	C 100	39,872	Avq-	57%	50%	100%	11,364
Unfinished Attic	1854	224	B 95	1,068	Avq-	57%	100%	100%	609
ONE STORY FRAME	1854	12	B 95	823	Avq-	57%	100%	100%	469
1,988 SFLA						Outbuilding Total			25,056

Acpt Land	182,900	Accepted Bldg	106,600	Total	289,500
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Neighborhood	VILLAGE	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 10/02/2017
Topography	Level	Sale Price 163,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B1060P0292		
Reference 2	U-02-045/00 0000000000		
Tran/Land/Bldg	1	1	11
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50	0	0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.68	Acres-Influence W Size Adj	17,500.00	11,900	100%		11,900
Total Acres 0.68					Land Total	186,900

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	804 Sqft	Grade B 95	Base		113,505
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	12	HEARTH				
Bedrooms	6	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		4,964
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1853	0	TYPICAL	TYPICAL	Good	Typical	118,469
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	80%	100%	100%	94,775	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1853	21	B 95	714	Good	80%	100%	100%	571
1.5 Story/BSMT	1853	320	B 95	31,604	Good	80%	100%	100%	25,283
2 Story/BASEMENT	1952	240	B 95	29,791	Good	80%	100%	100%	23,833
Frame Garage	1960	480	C 100	14,307	Avq-	61%	100%	100%	8,727
1.5 Story/BSMT	2019	122	B 95	12,049	Avq.	92%	100%	100%	11,085
ONE STORY FRAME	2019	50	B 95	3,429	Avq.	92%	100%	100%	3,155
Open Frame Porch	2019	45	B 95	1,245	Avq.	92%	100%	100%	1,145
Wood Deck	2019	176	B 95	2,125	Avq.	92%	100%	100%	1,955
1 Story/BASEMENT	2019	176	B 95	14,246	Avq.	92%	100%	100%	13,106
Wood Deck	2019	320	B 95	3,730	Avq.	92%	100%	100%	3,432
2,776 SFLA						Outbuilding Total			92,292

Acpt Land	186,900	Accepted Bldg	187,100	Total	374,000
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WISCASSET
 Name: DUNBAR, SHARON R

Valuation Report

09/13/2022

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Map/Lot: U02-045

Account: 1357 Card: 2 of 2

Location: 45 FEDERAL STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date
Topography	Level	Sale Price
Utilities	All Public	Sale Type
Street	Paved	Financing
		Verified
		Validity

Reference 1 B1060P0292
 Reference 2 U-02-045/00 0000000000
 Tran/Land/Bldg 1 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	2021	192	D 100	1.813	Avg.	92%	100%	100%	1.668
2,776 SFLA									1.668
Accpt Land						Accepted Bldg			Total
						0	1,700		1,700

WISCASSET
Name: DUNBAR, SHARON R

Valuation Report

09/13/2022

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Map/Lot:

U02-045

Account: 1357

Location:

45 FEDERAL STREET

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	186,900	187,100	374,000	186,900	187,100	374,000
2	0	1,700	1,700	0	1,700	1,700
TOTAL	186,900	188,800	375,700	186,900	188,800	375,700

Name: GL GREEN ENTERPRISES, INC.

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GREEN, JEANNETTE M

Map/Lot: U02-047

Account: 1358 Card: 1 of 1

Location: 41 FEDERAL STREET

Neighborhood VILLAGE

Zoning/Use SHORE RESIDENTIA
Topography Level
Utilities All Public
Street Paved

Reference 1 B0741P0197
Reference 2 U-02-047/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 101

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Water Influence 1 (175,000) and 0.39 Acres-Influence W Size Adj (17,500.00).

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Conventional Two Story 860 Sqft (136,651), Foundation Brick &/or Stone Basement (136,651), Heating 100% Hot Water C (0), Rooms 8 HEARTH (0), Bedrooms 5 Add Fixtures 0 (0), Baths 3 Half Baths 1 (9,929), Attic Floor & Stairs (1,601), FirePlaces 3 (9,318), Insulation Capped Only (267), Unfin. Living Area NONE (0).

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 1820, Renovated 0, Kitchens OLD TYPE, Baths Old Type, Condition Below Average, Layout Typical, Total 150,228.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Functional Obsolescence None, Economic Obsolescence None, Phys. % 57%, Func. % 100%, Econ. % 100%, Value(Rcnld) 85,630.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include 1.5 Story/BSMT (51,059), 1.5 Story/BSMT (2,026), Wood Deck (853), Wood Deck (2,325), Frame Bay Window (938), 3,158 SFLA (57,201).

Summary row: Acpt Land 181,800 Accepted Bldg 142,800 Total 324,600

WISCASSET
 Name: SCALISE, MICHAEL
 SCALISE, ANNE

Valuation Report

09/13/2022

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Account: 1359 Card: 1 of 1

Map/Lot: U02-048
 Location: 37 FEDERAL STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 08/07/2018
Topography	Level	Sale Price 295,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2496P0228
 Reference 2 U-02-048/00 0000000000
 Tran/Land/Bldg 6 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.38	Acres-Influence W Size Adj	17,500.00	6,650	100%		6,650
Total Acres 0.38					Land Total	181,650

Dwelling Description				Replacement Cost New		
Colonial	Two Story	952 Sqft	Grade C 100	Base		152,307
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement		-2,366
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water C	Cooling	0% None	Heat		0
Rooms	8	HEARTH				
Bedrooms	4	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		2,272
Attic	Floor & Stairs			Attic		1,622
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-2,704
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1780	0	TYPICAL	TYPICAL	Average	Typical	151,131			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		65%	100%	100%	98,235		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	1850	270	C 100	27,618	Avq.	65%	100%	100%	17,952
Wood Deck	1984	225	C 100	2,445	Poor	45%	100%	100%	1,100
Encl Frame Porch	1850	20	C 100	1,014	Avq.	65%	100%	100%	659
1.75 ST GARAGE..	1940	416	C 100	29,058	Avq.	65%	100%	100%	18,888
2,444 SFLA						Outbuilding Total			38,599
Acpt Land		181,700		Accepted Bldg		136,800		Total	318,500

Neighborhood VILLAGE

Zoning/Use SHORE RESIDENTIA
Topography Rolling
Utilities All Public
Street Paved

Reference 1 B1281P0279
Reference 2 U-02-049/00 0000000000
Tran/Land/Bldg 8 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.35	Acres-Influence W Size Adj	17,500.00	6,125	100%		6,125
					Land Total	181,125

Dwelling Description

Replacement Cost New

Conventional	Two Story	696 Sqft	Grade B 100	Base	116,412
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,101
Heating	100% Floor/Wall	Cooling	0% None	Heat	-6,251
Rooms	11	HEARTH			
Bedrooms	5	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	13,064
Attic	Floor & Stairs			Attic	1,364
FirePlaces	2			Fireplace	7,840
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	TYPICAL	TYPICAL	Average	Typical	136,530
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	94% 100%	83,420

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
						Phy	Func	Econ		
Open Frame Porch	1850	110	B 100	2,826	Avq.	65%	100%	100%	1,837	
2 Story/BASEMENT	1850	391	B 100	51,089	Avq.	65%	94%	100%	31,216	
1 Story/BASEMENT	1850	228	B 100	19,427	Avq.	65%	94%	100%	11,870	
Wood Deck	1850	160	B 100	2,049	Avq.	65%	100%	100%	1,332	
1.75 ST GARAGE..	1850	1123	C 100	78,442	Avq-	57%	70%	100%	31,298	
Frame Garaqe	1930	1050	C 100	27,291	Avq-	57%	50%	100%	7,778	
2,402 SFLA									Outbuilding Total	85,331

Acpt Land	181,100	Accepted Bldg	168,800	Total	349,900
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WISCASSET
 Name: WISCASSET, TOWN OF
 SCOUT HALL

Valuation Report

09/13/2022

Page 1896

Map/Lot: U02-050

Account: 1361 Card: 1 of 1

Location: 7 LINCOLN STREET

Neighborhood VILLAGE

Zoning/Use BUSINESS
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B0000P0000
 Reference 2 U-02-050/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.07	Acres-HS Size Adj	11,000.00	770	100%		770
					Land Total	110,770

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	1,311 Sqft	Grade D 100	Base	138,660
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-12,007
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-4,802
Rooms	3	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-1,954
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1880	0	Obsolete	TYPICAL	Above Average	Typical	119,897			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		75%	97%	100%			
						87,225			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
ONE STORY FRAME	1880	276	D 100	14,897	Avq+	75%	100%	100%	11,173
2,242 SFLA							Outbuilding Total	11,173	

Acpt Land 110,800 **Accepted Bldg** 98,400 **Total** 209,200

Neighborhood VILLAGE

Zoning/Use RES. USE in BUS ZONE
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B2436P0241
 Reference 2 U-02-051/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.04	Acres-HS Size Adj	11,000.00	440	100%		440
Total Acres 0.04						Land Total 110,440

Dwelling Description

Replacement Cost New

Cape Cod	One Story	665 Sqft	Grade B 95	Base	66,041
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-3,611
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,238
FirePlaces	2			Fireplace	7,448
Insulation	None			Insulation	-1,032
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1760	0	OLD TYPE	Old Type	Below Average	Typical	70,084
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		57%	100%	100%
						39,948

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
ONE STORY FRAME	1800	42	B 95	2,879	Avq-	57%	100%	100%	1,641
ONE STORY FRAME	1800	220	B 95	15,084	Avq-	57%	100%	100%	8,598
Finished Attic	1800	220	B 95	3,860	Avq-	57%	100%	100%	2,200
1,015 SFLA						Outbuilding Total			12,439

Acpt Land	110,400	Accepted Bldg	52,400	Total	162,800
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WISCASSET
 Name: KITFIELD, EDWARD B

Valuation Report

09/13/2022

Page 1898

Map/Lot:

U02-052

Account: 1363 Card: 1 of 1

Location:

LINCOLN STREET

Neighborhood VILLAGE

Zoning/Use RES. USE in BUS ZONE
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B0932P0188
 Reference 2 U-02-052/00 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.02	Acres-Rear Land 1-10	2,000.00	40	300%		120
Total Acres 0.02					Land Total	120

Acpt Land 100 **Accepted Bldg** 0 **Total** 100

Neighborhood VILLAGE

Zoning/Use RES. USE in BUS ZONE
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B2930P0086 10/02
 Reference 2 U-02-053/00 0000000000
 Tran/Land/Bldg 8 1 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.47	Acres-Influence W Size Adj	17,500.00	8,225	100%		8,225
					Land Total	183,225

Dwelling Description

Replacement Cost New

Colonial	Two & 1/2 Story	936 Sqft	Grade B 100	Base	197,324
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry 3/4 Bmt	Basement	-2,675
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	5	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	9,145
Attic	None			Attic	0
FirePlaces	2			Fireplace	7,840
Insulation	Minimal			Insulation	-3,821
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1840	2011	TYPICAL	TYPICAL	Above Average	Typical	207,813			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		75%	100%	100%			
						155,860			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
ONE STORY FRAME	1840	378	B 100	27,281	Avg+	75%	100%	100%	20,461
Wood Deck	2006	42	C 100	578	Avg.	92%	100%	100%	532
2,718 SFLA							Outbuilding Total	20,993	

Acpt Land 183,200 **Accepted Bldg** 176,900 **Total** 360,100

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RES. USE in BUS ZONE	Sale Date
Topography	Level	Sale Price
Utilities	All Public	Sale Type
Street	Paved	Financing
		Verified
		Validity

Reference 1	B3385P0183 B4060P0224		
Reference 2	U-02-055/00 0000000000		
Tran/Land/Bldg	6	1	11
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50	0	0
		Land Schedule	101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.41	Acres-Influence W Size Adj	17,500.00	7,175	100%		7,175
Total Acres 0.41					Land Total	182,175

Dwelling Description				Replacement Cost New		
Colonial	Two Story	648 Sqft	Grade B 100	Base		116,884
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	7	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		2,613
Attic	Floor & Stairs			Attic		1,270
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-2,116
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	TYPICAL	TYPICAL	Above Average	Typical	118,651
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		75%	100%	100%
						88,988

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1.5 Story/BSMT	1890	240	B 100	24,950	Avq+	75%	100%	100%	18,712
ONE STORY FRAME	1890	192	B 100	13,858	Avq+	75%	100%	100%	10,394
1 Story/BASEMENT	2009	180	B 100	15,336	Avq+	97%	100%	100%	14,876
Frame Shed	1950	180	C 100	1,102	Poor	25%	100%	100%	276
Frame Garage	1955	576	C 100	16,493	Good	81%	100%	100%	13,359
Wood Deck	2006	96	C 100	1,129	Avq.	92%	100%	100%	1,039
Wood Deck	2021	120	C 100	1,374	Avq.	92%	100%	100%	1,264
Outbuilding Total									59,920

Acpt Land	182,200	Accepted Bldg	148,900	Total	331,100
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WISCASSET

Valuation Report

09/13/2022

Name: MAINE, STATE OF

Page 1901

MAINE CENTRAL RAILROAD COMPANY

Map/Lot:

U02-057

Account: 1368 Card: 1 of 1

Location:

WATER STREET

Neighborhood VILLAGE

Zoning/Use VILLAGE WTRFRONT

Topography Level

Utilities NoWater/NoSewer

Street Paved

Reference 1 B0420P0053

Reference 2 U-02-057/00 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) 15 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	250,000	250,000	100%		250,000
1.00	Acres-Shallow WF Size Adj	25,000.00	25,000	100%		25,000
10.00	Acres-Waterfront Rear	13,000.00	130,000	100%		130,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
25.00	R 20+-Rear 20+	500.00	12,500	100%		12,500
Total Acres 46.00					Land Total	427,500

Acpt Land	427,500	Accepted Bldg	0	Total	427,500
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WISCASSET
 Name: WISCASSET, TOWN OF

Valuation Report

09/13/2022

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Map/Lot:

U02-058

Account: 1369 Card: 1 of 1

Location:

WATER STREET

Neighborhood VILLAGE

Zoning/Use VILLAGE WTRFRONT
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B2152P0331
 Reference 2 U-02-058/00 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Waterfront	250,000	250,000	100%		250,000	
0.25	Acres-Shallow WF Size Adj	25,000.00	6,250	100%		6,250	
Total Acres 0.25					Land Total	256,250	
Acpt Land		256,300	Accepted Bldg		0	Total	256,300

WISCASSET

Valuation Report

09/13/2022

Name: WISCASSET, INHABITANTS OF
DRIVEWAY ENTRANCE AT SEWER PLANT

Page 1903

Account: 1370 Card: 1 of 1

Map/Lot: U02-059
Location: EAST OF TREATMENT PLANT

Neighborhood VILLAGE

Zoning/Use VILLAGE WTRFRONT
Topography Level
Utilities NoWater/NoSewer
Street Paved

Reference 1 B2152P0331
Reference 2 U-02-059/00 0000000000
Tran/Land/Bldg 1 1 15
FARM LAND 0 OPEN SPACE 0
Exemption(s) 12 0 0 Land Schedule 101

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Waterfront	250,000	250,000	100%		250,000	
0.27	Acres-Shallow WF Size Adj	25,000.00	6,750	100%		6,750	
Total Acres 0.27					Land Total	256,750	
Acpt Land		256,800	Accepted Bldg		0	Total	256,800

Name: WISCASSET, TOWN OF

Page 1904

SEWER TREATMENT PLANT

Map/Lot:

U02-060

Account: 1371 Card: 1 of 1

Location:

69 WATER STREET

Neighborhood VILLAGE

Zoning/Use VILLAGE WTRFRONT

Topography Level

Utilities All Public

Street Paved

Reference 1 B0595P0132

Reference 2 U-02-060/00 0000000000

Tran/Land/Bldg 1 7 14

FARM LAND 0 OPEN SPACE 0

Exemption(s) 12 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Waterfront	250,000	250,000	100%		250,000	
1.00	Acres-Shallow WF Size Adj	25,000.00	25,000	100%		25,000	
3.00	Acres-Waterfront Rear	13,000.00	39,000	100%		39,000	
Total Acres 4.00						Land Total	314,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
SEWAGE PLANT	1991	170000	B 100	1,857,250	Avq.	84%	100%	100%	1,560,090
WAREHOUSE MS....	1991	3936	B 100	218,806	Avq.	84%	100%	100%	183,797
WAREHOUSE MS....	1991	1028	B 100	57,148	Avq.	84%	100%	100%	48,004
Frame Garage	1991	624	C 100	17,587	Avq.	84%	100%	100%	14,773
Frame Shed	1991	200	C 100	1,224	Avq.	84%	100%	100%	1,028
BSMT UNFINISHED.	1991	1968	C 100	22,297	Avq.	84%	100%	100%	18,729
WAREHOUSE MS....	1991	312	B 100	17,344	Avq.	84%	100%	100%	14,569
Outbuilding Total									1,840,990

Acpt Land	314,000	Bldg Override		2,500,000	Total	2,814,000
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Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 04/15/2005
Topography	Level	Sale Price 380,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B3754P0293		
Reference 2	U-02-061/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.25	Acres-Influence W Size Adj	17,500.00	4,375	100%		4,375
Total Acres 0.25					Land Total	179,375

Dwelling Description				Replacement Cost New		
Conventional	Two & 1/2 Story	720 Sqft	Grade B 100	Base		127,953
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water C	Cooling	100% None	Heat		0
Rooms	10	HEARTH		HEARTHS		0
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		3,919
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Capped Only			Insulation		-294
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1860	0	TYPICAL	TYPICAL	Above Average	Typical	131,578	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		75%	100%	100%	98,684

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
2 Story/BASEMENT	1860	414	B 100	54,095	Avq+	75%	100%	100%	40,571	
Unfinished Attic	1860	414	B 100	2,076	Avq+	75%	100%	100%	1,557	
2 Story/BASEMENT	1860	96	B 100	12,544	Avq+	75%	100%	100%	9,408	
ONE STORY FRAME	1860	450	B 100	32,478	Avq+	75%	100%	100%	24,358	
Frame Bay Window	1860	44	B 100	3,175	Avq+	75%	100%	100%	2,381	
Encl Frame Porch	1860	56	B 100	2,517	Avq+	75%	100%	100%	1,888	
Frame Garage	1984	576	B 100	18,967	Avq.	81%	100%	100%	15,363	
Wood Deck	1984	98	C 100	1,150	Avq.	81%	100%	100%	932	
Swimming Pool	1984	1	C 100	5,779	Avq.	99%	100%	100%	5,721	
Patio	1984	440	C 100	3,516	Avq-	72%	100%	100%	2,532	
3,314 SFLA									Outbuilding Total	104,711

Acpt Land	179,400	Accepted Bldg	203,400	Total	382,800
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Name: GALLERANI, ERNEST III

BOND, ROBERT D

Map/Lot: U02-062

Account: 1373 Card: 1 of 1

Location: 40 FEDERAL STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 08/14/2017
Topography	Level	Sale Price 163,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Distressed Sale

Reference 1 B3428P0008 (01/05)
 Reference 2 U-02-062/00 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 6 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	213,750	213,750	100%		213,750
1.00	Acres-Commercial Size Adj	11,250.00	11,250	100%		11,250
Total Acres 1.00					Land Total	225,000

Dwelling Description				Replacement Cost New		
Conventional	Two Story	760 Sqft	Grade B 100	Base		124,624
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	7	HEARTH				
Bedrooms	1	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		2,613
Attic	Floor & Stairs			Attic		1,489
FirePlaces	1			Fireplace		5,871
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	TYPICAL	TYPICAL	Above Average	Typical	134,597
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	100%	100%	100,948	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	1880	260	B 100	30,584	Avq.	65%	100%	100%	19,880
Open Frame Porch	1880	10	B 100	497	Avq.	65%	100%	100%	323
ONE STORY FRAME	1880	340	B 100	24,539	Avq.	65%	100%	100%	15,950
Frame Bay Window	1880	55	B 100	3,970	Poor	25%	100%	100%	992
Frame Bay Window	2000	56	B 100	4,042	Poor	56%	100%	100%	2,264
Frame Shed	2017	96	C 100	588	Avq.	92%	100%	100%	541
Wood Deck	2018	144	C 100	1,619	Avq.	92%	100%	100%	1,489
1.50 ST GARAGE..	2020	624	B 100	42,743	Avq.	92%	100%	100%	39,324
2,491 SFLA									80,763

Acpt Land	225,000	Accepted Bldg	181,700	Total	406,700
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Name: WEST, PETER G

WEST, MICHAELA H

Map/Lot:

U02-063

Account: 1374 Card: 1 of 1

Location:

42 FEDERAL STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 06/01/1999
Topography	Level	Sale Price 165,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2463P0169 B4629P0214
 Reference 2 U-02-063/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.27	Acres-Influence W Size Adj	17,500.00	4,725	100%		4,725
Total Acres 0.27			Land Total			179,725

Dwelling Description				Replacement Cost New	
Colonial	Two Story	684 Sqft	Grade B 100	Base	125,846
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-3,909
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	9,145
Attic	Floor & Stairs			Attic	1,340
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1856	1999	GOOD	TYPICAL	Average	Typical	132,422			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		65%	100%	100%	86,074		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	1985	713	B 100	83,873	Avq.	65%	100%	100%	54,517
ONE STORY FRAME	1999	832	B 100	60,048	Avq.	65%	100%	100%	39,031
Frame Shed	1999	432	C 100	2,644	Avq.	88%	100%	100%	2,327
3,626 SFLA						Outbuilding Total			95,875

Acpt Land	179,700	Accepted Bldg	181,900	Total	361,600
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Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 07/17/2014
Topography	Level	Sale Price 141,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4800P0132
 Reference 2 U-02-064/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.18	Acres-Influence W Size Adj	17,500.00	3,150	100%		3,150
Total Acres 0.18					Land Total	178,150

Dwelling Description				Replacement Cost New		
Colonial	Two Story	672 Sqft	Grade B 100	Base		121,214
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water C	Cooling	0% None	Heat		0
Rooms	7	HEARTH		HEARTHS		0
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		3,919
Attic	Full Finished			Attic		10,667
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout					Total
1860	0	TYPICAL	TYPICAL	Average	Typical					135,800
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		65%	100%	100%	88,270			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Open Frame Porch	1860	12	B 100	543	Avq.	65%	100%	100%	353	
1 & 1/2 STORY FR	1860	392	B 100	35,644	Avq.	65%	100%	100%	23,169	
ONE STORY FRAME	1860	68	B 100	4,908	Avq.	65%	100%	100%	3,190	
2.00 ST BARN....	1860	735	C 100	47,267	Avq.	65%	100%	100%	30,724	
Outbuilding Total									57,436	
Acpt Land		178,200		Accepted Bldg		145,700		Total		323,900

Name: TARBOX, KARL F

Page 1909

TARBOX, JOHN S

Map/Lot:

U02-065

Account: 1376 Card: 1 of 1

Location:

46 FEDERAL STREET

Neighborhood VILLAGE

Zoning/Use RESIDENTIAL
Topography Level
Utilities Public Sewer
Street Paved

Reference 1 B3413P0140 (12/04)
Reference 2 U-02-065/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 101

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.28 Acres-HS Size Adj, and Total Acres 0.28.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Conventional Exterior Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Built 1840, Functional Obsolescence None, and Outbuildings/Additions/Improvements.

Acpt Land

113,100

Accepted Bldg

26,600 Total

139,700

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 10/01/2000
Topography	Level	Sale Price 20,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2604P0033
 Reference 2 U-02-066/00 0000000000
 Tran/Land/Bldg 8 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.64	Acres-HS Size Adj	11,000.00	7,040	100%		7,040
Total Acres 0.64					Land Total	117,040

Dwelling Description				Replacement Cost New		
Cape Cod	One Story	640 Sqft	Grade B 95	Base		63,558
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Wet 1/4 Bmt	Basement		-5,213
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	6	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	Full Finished			Attic		9,836
FirePlaces	1			Fireplace		5,578
Insulation	Minimal			Insulation		-993
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1807	0	TYPICAL	TYPICAL	Above Average	Typical	72,766			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		75%	100%	100%	54,574		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1807	308	B 95	21,118	Avq+	75%	100%	100%	15,838
ONE STORY FRAME	1807	55	B 95	3,772	Avq+	75%	100%	100%	2,829
Wood Deck	1980	208	B 95	2,482	Avq+	75%	100%	100%	1,862
Wood Deck	1980	126	D 100	1,234	Avq.	79%	100%	100%	975
1.75 ST GARAGE..	1930	1632	C 100	113,995	Avq.	65%	100%	100%	74,097
1,003 SFLA									
Outbuilding Total									95,601

Acpt Land	117,000	Accepted Bldg	150,200	Total	267,200
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WISCASSET
 Name: WATTS, DANIEL M
 WATTS, CAROL F

Valuation Report

09/13/2022

Page 1911

Map/Lot: U02-067

Account: 1378 Card: 1 of 1

Location: 52 FEDERAL STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 08/02/2018
Topography	Rolling	Sale Price 201,500
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3234P0273 (02/04)
 Reference 2 U-02-067/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.40	Acres-HS Size Adj	11,000.00	4,400	100%		4,400
Total Acres 0.40						Land Total 114,400

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	957 Sqft	Grade B 95	Base		137,807
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water C	Cooling	0% None	Heat		0
Rooms	6	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		2,482
Attic	Floor & Stairs			Attic		1,782
FirePlaces	0			Fireplace		0
Insulation	Capped Only			Insulation		-260
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1860	1939	TYPICAL	TYPICAL	Above Average	Typical	141,811			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		75%	100%	100%	106,358		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1860	299	B 95	20,501	Avq+	75%	100%	100%	15,376
Encl Frame Porch	1860	126	B 95	4,888	Avq+	75%	100%	100%	3,666
Wood Deck	1980	36	C 100	517	Avq.	79%	100%	100%	408
Unfinished Attic	1860	299	B 95	1,425	Avq+	75%	100%	100%	1,069
1,974 SFLA									Outbuilding Total 20,519
Acpt Land		114,400		Accepted Bldg		126,900		Total 241,300	

Name: BLAYLOCK, WILLIAM J

HAGESTROM, PALMER R

Map/Lot: U02-068

Account: 1379 Card: 1 of 1

Location: 54 FEDERAL STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 11/23/2019
Topography	Rolling	Sale Price 170,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3661P067
 Reference 2 U-02-068/00 0000000000
 Tran/Land/Bldg 4 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.34	Acres-HS Size Adj	11,000.00	3,740	100%		3,740
Total Acres 0.34						Land Total 113,740

Dwelling Description				Replacement Cost New	
Colonial	Two Story	840 Sqft	Grade B 100	Base	154,547
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	9,145
Attic	Floor & Stairs			Attic	1,646
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	OLD TYPE	TYPICAL	Average	Typical	165,338
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	107,470

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
ONE STORY FRAME	1800	680	B 100	49,079	Avq.	65%	100%	100%	31,901
Open Frame Porch	1800	60	B 100	1,661	Avq.	65%	100%	100%	1,080
Frame Bay Window	1800	12	B 100	866	Avq.	65%	100%	100%	563
2.00 ST BARN....	1920	425	C 100	30,285	Avq-	57%	100%	100%	17,262
Unfinished Attic	1800	680	C 110	3,261	Avq.	65%	100%	100%	2,120
Frame Shed	1960	40	D 100	211	Poor	30%	100%	100%	63
Frame Shed	1960	98	D 100	516	Poor	30%	100%	100%	155
2,372 SFLA									53,144

Acpt Land	113,700	Accepted Bldg	160,600	Total	274,300
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Name: REED, DENISE E

Page 1913

REED, KARTER K

Map/Lot:

U02-069

Account: 1380 Card: 1 of 1

Location: 56 FEDERAL STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 06/09/2019
Topography	Level	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B4116P0186
 Reference 2 U-02-069/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.07	Acres-HS Size Adj	11,000.00	770	100%		770
Total Acres 0.07					Land Total	110,770

Dwelling Description				Replacement Cost New	
Colonial	Two Story	627 Sqft	Grade B 95	Base	107,442
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/4 Bmt	Basement	-5,107
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	Floor & Stairs			Attic	1,167
FirePlaces	2			Fireplace	7,448
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1800	0	OLD TYPE	TYPICAL	Below Average	Typical	113,432	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		57%	100%	100%	64,656

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
ONE STORY FRAME	1860	299	B 95	20,501	Avq-	57%	100%	100%	11,686
Encl Frame Porch	1860	112	B 95	4,389	Avq-	57%	100%	100%	2,502
Frame Shed	1930	280	C 100	1,714	Avq.	65%	100%	100%	1,114
1,553 SFLA						Outbuilding Total			15,302

Acpt Land	110,800	Accepted Bldg	80,000	Total	190,800
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Name: BEATON, JAMES A

Page 1914

SMALL, DEBORAH R

Map/Lot:

U02-070

Account: 1381 Card: 1 of 1

Location: 6 DANFORTH STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 03/01/2021
Topography	Above Street	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3940P0288
 Reference 2 U-02-070/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	50%	Corner/Loc	55,000
0.10	Acres-HS Size Adj	11,000.00	1,100	100%		1,100
Total Acres 0.10					Land Total	56,100

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	595 Sqft	Grade B 95	Base	81,543
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-1,615
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,578
Insulation	Capped Only			Insulation	-138
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1853	0	TYPICAL	TYPICAL	Good	Typical	87,850	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		80%	100%	100%	70,280

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1 & 3/4 STORY FR	1853	480	B 95	47,709	Good	80%	100%	100%	38,167
Frame Garage	1853	330	B 95	11,898	Good	80%	100%	100%	9,518
ONE STORY FRAME	1853	25	B 95	1,714	Good	80%	100%	100%	1,371
Wood Deck	1980	100	D 100	1,006	Avq-	70%	100%	100%	704
Wood Deck	1980	32	C 100	476	Avq.	79%	100%	100%	376
Wood Deck	1980	35	C 100	507	Avq.	79%	100%	100%	401
Wood Deck	2005	40	C 100	558	Avq.	91%	100%	100%	508
1,757 SFLA									51,045

Acpt Land	56,100	Accepted Bldg	121,300	Total	177,400
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Name: SINCLAIR, SHANNON C

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BABCOCK, EARL B

Map/Lot:

U02-071

Account: 1382 Card: 1 of 1

Location: 10 DANFORTH STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 10/16/2018
Topography	Rolling	Sale Price 186,250
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4511P0263
 Reference 2 U-02-071/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	50%	Neighborhood	55,000
0.20	Acres-HS Size Adj	11,000.00	2,200	100%		2,200
Total Acres 0.20						Land Total 57,200

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	936 Sqft	Grade C 100	Base	115,113
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-4,652
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,408
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1850	2001	TYPICAL	TYPICAL	Average	Typical	113,869			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		Location		65%	100%	80%	59,212		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2001	196	C 100	12,301	Avq.	65%	100%	80%	6,397
GAZEBO	2012	100	D 100	4,150	Avq.	92%	100%	80%	3,054
Wood Deck	2021	270	C 100	2,904	Avq.	92%	100%	80%	2,138
1,600 SFLA									
						Outbuilding Total		11,589	

Acpt Land	57,200	Accepted Bldg	70,800	Total	128,000
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Name: FAIRSERVICE, MARK W

FAIRSERVICE, JOANN G

Map/Lot:

U02-072

Account: 1383 Card: 1 of 1

Location:

35 HODGE STREET

Neighborhood VILLAGE

Zoning/Use RESIDENTIAL
Topography Level
Utilities All Public
Street Paved

Reference 1 B1133P0098
Reference 2 U-02-072/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 101

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.10 Acres-HS Size Adj, and Total Acres 0.10.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Value, Condition, Material/Type, Value. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1900, 1982, GOOD, GOOD, Above Average, Typical, 71,447.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Open Frame Porch, Encl Frame Porch, 1 Story/BASEMENT, 1,025 SFLA, and Outbuilding Total.

Summary row: Acpt Land 56,100 Accepted Bldg 66,300 Total 122,400

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 09/16/2016
Topography	Level	Sale Price 139,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2670P0312
 Reference 2 U-02-073/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	75%	Neighborhood	82,500
0.11	Acres-HS Size Adj	11,000.00	1,210	100%		1,210
Total Acres 0.11						83,710

Dwelling Description				Replacement Cost New		
Conventional	One Story	528 Sqft	Grade C 100	Base		47,055
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	5	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	Full Finished			Attic		8,049
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1910	0	TYPICAL	TYPICAL	Above Average	Typical	55,104			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		75%	100%	100%	41,328		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1910	315	C 100	19,769	Avq+	75%	100%	100%	14,827
Encl Frame Porch	1910	112	C 100	4,017	Avq+	75%	100%	100%	3,013
Frame Shed	1910	225	E 100	1,019	Avq-	57%	100%	100%	581
Frame Garage	1930	228	D 100	7,367	Fair	42%	100%	100%	3,094
843 SFLA									21,515
Acpt Land									83,700
Accepted Bldg						Total		146,500	

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 08/29/2018
Topography	Level	Sale Price 194,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B0536P0466		
Reference 2	U-02-074/00 0000000000		
Tran/Land/Bldg	1	1	11
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	75%	Neighborho	82,500
0.27	Acres-HS Size Adj	11,000.00	2,970	100%		2,970
Total Acres 0.27					Land Total	85,470

Dwelling Description				Replacement Cost New	
Conventional	Two Story	640 Sqft	Grade C 105	Base	95,821
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	80 Sqft, Grade D 1.00	Basement Gar	None	Fin Bsmt	3,064
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	1		
Baths	3	Half Baths	1	Plumbing	11,928
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1922	0	TYPICAL	TYPICAL	Very Good	Typical	110,813
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		85%	100%	100%
Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Encl Frame Porch	1922	126	C 105	4,698	V.G.	3,993
Open Frame Porch	1922	60	C 105	1,516	V.G.	1,289
Wood Deck	1982	165	C 100	1,833	Avq.	1,466
Frame Garage	1922	216	D 100	7,132	Avq-	4,065
1 Story/BASEMENT	1922	100	C 105	7,779	V.G.	6,612
1,380 SFLA						17,425

Acpt Land	85,500	Accepted Bldg	111,600	Total	197,100
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Name: BRINKLER, JAMES E

Page 1919

BRINKLER, CYNDI F

Map/Lot:

U02-076

Account: 1386 Card: 1 of 1

Location:

21 HODGE STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 04/10/2017
Topography	Level	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B2792P0022
 Reference 2 U-02-076/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.21	Acres-HS Size Adj	11,000.00	2,310	100%		2,310
Total Acres 0.21						Land Total 112,310

Dwelling Description				Replacement Cost New	
Multi Family	Two Story	660 Sqft	Grade B 95	Base	102,815
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	4 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	10	HEARTH			
Bedrooms	5	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	14,893
Attic	Full Finished			Attic	10,022
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1850	0	TYPICAL	TYPICAL	Average	Typical	127,730				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		65%	92%	100%	76,383			
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1850	72	B 95	1,843	Avq.	65%	100%	100%	1,198	
2S Fr Bay Window	1850	12	B 95	1,340	Avq.	65%	92%	100%	801	
2S Fr Bay Window	1850	12	B 95	1,340	Avq.	65%	92%	100%	801	
Wood Deck	1850	174	C 100	1,925	Avq.	65%	100%	100%	1,251	
1 Story/BASEMENT	1850	520	B 95	42,091	Avq.	65%	92%	100%	25,170	
Unfinished Attic	1850	520	B 95	2,477	Avq.	65%	100%	100%	1,610	
1,888 SFLA							Outbuilding Total			30,831
Acpt Land		112,300		Accepted Bldg		107,200		Total	219,500	

WISCASSET
 Name: WISCASSET, TOWN OF
 MAINE ART GALLERY

Valuation Report

09/13/2022

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Account: 1387 Card: 1 of 1

Map/Lot: U02-077
 Location: 15 WARREN STREET

Neighborhood VILLAGE

Zoning/Use RESIDENTIAL
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B0070P0014
 Reference 2 U-02-077/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.23	Acres-HS Size Adj	11,000.00	2,530	100%		2,530
					Land Total	112,530

Dwelling Description

Replacement Cost New

Other	Two Story	1,200 Sqft	Grade B 110	Base	214,288
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-16,167
Rooms	8	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-2,874
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal	SFLA	2,400	Insulation	-4,311
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1807	0	Obsolete	Obsolete	Fair	Typical	190,936	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		42%	95%	100%	76,183

Acpt Land 112,500 **Accepted Bldg** 76,200 **Total** 188,700

Valuation Report

Account: 1388 Card: 1 of 1

Location: WARREN STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 01/06/2005
Topography	Level	Sale Price 132,000
Utilities	All Public	Sale Type
Street	Paved	Financing
		Verified
		Validity Arms Length Sale

Reference 1 B3428P0008 (01/05)
 Reference 2 U-02-078/00 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Acres-Base Commercial	110,000	110,000	100%		0
0.00	Acres-Commercial Size Adj	11,000.00	2,530	100%		0
Total Acres 0.00				Land Total		0
Acpt Land		0	Accepted Bldg		0	Total
						0

Name: EDDY JR., DAVID K J/T

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EDDY, ANGELA J

Map/Lot:

U02-079

Account: 1389 Card: 1 of 1

Location:

7 WARREN STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 02/27/2009
Topography	Level	Sale Price 155,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B4111P0286
Reference 2	U-02-079/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.30	Acres-HS Size Adj	11,000.00	3,300	100%		3,300
Total Acres 0.30					Land Total	113,300

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	480 Sqft	Grade C 100	Base		60,213
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	7	HEARTH				
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		5,680
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,105
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	TYPICAL	TYPICAL	Average	Typical	70,998
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	46,149	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1850	32	C 100	2,008	Avq.	65%	100%	100%	1,305
1 & 1/2 STORY FR	1850	450	C 100	35,582	Avq.	65%	100%	100%	23,128
ONE STORY FRAME	1850	90	C 100	5,648	Avq.	65%	100%	100%	3,671
Encl Frame Porch	1850	128	C 100	4,540	Avq.	65%	100%	100%	2,951
1 Story/BASEMENT	1850	30	C 100	2,223	Avq.	65%	100%	100%	1,445
Encl Frame Porch	1980	54	C 100	2,124	Avq.	65%	100%	100%	1,381
Swimming Pool	1988	1	C 100	5,779	Avq.	99%	100%	100%	5,721
Wood Deck	1980	250	C 100	2,700	Avq-	70%	100%	100%	1,890
Wood Deck	2015	120	D 100	1,182	Avq.	92%	100%	100%	1,087
Frame Shed	2015	80	D 100	421	Avq.	92%	100%	100%	387
1,547 SFLA									
Outbuilding Total									42,966

Acpt Land	113,300	Accepted Bldg	89,100	Total	202,400
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Name: TALCOTT, WILLIAM

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MCGOVERN-TALCOT, WENDY

Map/Lot:

U02-080

Account: 1390 Card: 1 of 1

Location:

62 FEDERAL STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 12/13/2019
Topography	Level	Sale Price 280,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2337P0050
 Reference 2 U-02-080/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.54	Acres-HS Size Adj	11,000.00	5,940	100%		5,940
Total Acres 0.54						Land Total 115,940

Dwelling Description				Replacement Cost New		
Conventional	Two Story	672 Sqft	Grade B 95	Base		104,684
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Damp Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	7	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		3,723
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,578
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1925	0	TYPICAL	TYPICAL	Good	Typical	113,985			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		80%	100%	100%	91,188		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1925	234	B 95	16,045	Good	80%	100%	100%	12,836
Encl Frame Porch	1925	54	B 95	2,321	Good	80%	100%	100%	1,857
Wood Deck	1999	184	B 100	2,331	Avq+	94%	100%	100%	2,191
Frame Garage	1940	500	C 100	14,762	Avq.	65%	100%	100%	9,595
Frame Shed	1950	171	C 100	1,047	Avq.	65%	100%	100%	681
Wood Deck	1999	72	B 100	1,017	Avq+	94%	100%	100%	956
1 Story/BASEMENT	1999	308	B 100	26,243	Avq+	94%	100%	100%	24,668
1,886 SFLA									Outbuilding Total 52,784
Acpt Land		115,900		Accepted Bldg		144,000		Total	259,900

WISCASSET
 Name: MATTSON, HEIDI F
 MATTSON, GREG

Valuation Report

09/13/2022
 Page 1924
 U02-080-A
 HODGE STREET

Account: 1391 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood VILLAGE

Zoning/Use RESIDENTIAL
 Topography RollingSwampy
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B2337P0048
 Reference 2 U-02-080/A0 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	110,000	110,000	50%	Neighborho	55,000	
0.59	Acres-HS Size Adj	11,000.00	6,490	100%		6,490	
Total Acres 0.59				Land Total		61,490	
Acpt Land		61,500	Accepted Bldg		0	Total	
						61,500	

Name: CHANEY(TRUSTEE), LAURA S

PETERSON(TRUSTEE), IDA COOPER

Map/Lot:

U02-081

Account: 1392 Card: 1 of 1

Location:

68 FEDERAL STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 01/20/2021
Topography	Level	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B1031P0246
 Reference 2 U-02-081/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.39	Acres-HS Size Adj	11,000.00	4,290	100%		4,290
Total Acres 0.39					Land Total	114,290

Dwelling Description				Replacement Cost New		
Colonial	Two Story	1,106 Sqft	Grade B 100	Base		199,497
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	7	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	2	Plumbing		5,226
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,871
Insulation	Minimal			Insulation		-3,612
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1810	0	TYPICAL	Old Type	Below Average	Typical	206,982			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		57%	100%	100%	117,980		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1810	306	B 100	22,086	Avq-	57%	100%	100%	12,589
Frame Shed	1810	204	B 100	1,435	Avq-	57%	100%	100%	818
2.00 ST BARN....	1900	800	C 100	50,828	Avq.	65%	75%	100%	24,778
Wood Deck	1810	62	C 100	782	Avq.	65%	100%	100%	508
2,518 SFLA									38,693
Acpt Land									114,300
Accepted Bldg				Total					271,000

WISCASSET
 Name: KOLLER-CHAPMAN, IDA R
 BURHOE, LESLIE A
 Account: 1393 Card: 1 of 1

Valuation Report

09/13/2022
 Page 1926
 Map/Lot: U02-082
 Location: 72 FEDERAL STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 09/29/2020
Topography	Level	Sale Price 295,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B1189P0054
 Reference 2 U-02-082/00 0000000000
 Tran/Land/Bldg 6 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.23	Acres-HS Size Adj	11,000.00	2,530	100%		2,530
Total Acres 0.23					Land Total	112,530

Dwelling Description				Replacement Cost New		
Conventional	Two Story	1,620 Sqft	Grade B 100	Base		265,647
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement		-9,259
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	12	HEARTH				
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		5,226
Attic	Floor & Stairs			Attic		3,175
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1820	2018	TYPICAL	TYPICAL	Good	Typical	264,789			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete		None		80%	75%	100%	158,873		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1820	238	B 100	17,178	Good	80%	75%	100%	10,307
Wood Deck	2006	96	B 100	1,298	Avg.	92%	100%	100%	1,194
Frame Shed	2018	96	D 100	506	Avg.	92%	100%	100%	466
3,478 SFLA									
						Outbuilding Total			11,967
Acpt Land		112,500	Accepted Bldg		170,800	Total		283,300	

WISCASSET
 Name: FOWLES, ROBERT B
 FOWLES, JOY C

Valuation Report

09/13/2022

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Map/Lot: U02-083

Account: 1394 Card: 1 of 1

Location: 74 FEDERAL STREET

Neighborhood VILLAGE

Zoning/Use RESIDENTIAL
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B1208P0297
 Reference 2 U-02-083/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	110,000	110,000	75%	Neighborho	82,500	
0.28	Acres-HS Size Adj	11,000.00	3,080	100%		3,080	
Total Acres 0.28						Land Total	85,580

Dwelling Description

Replacement Cost New

Colonial	Two Story	928 Sqft	Grade B 100	Base	170,738
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-5,304
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,613
Attic	None			Attic	0
FirePlaces	5			Fireplace	13,747
Insulation	Minimal			Insulation	-3,031
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1810	0	OLD TYPE	Old Type	Average	Typical	178,763			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
COND/DES/UTIL...		None		65%	90%	100%	104,576		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1810	224	B 100	16,167	Avq.	65%	90%	100%	9,458
2,080 SFLA						Outbuilding Total			9,458

Acpt Land 85,600 **Accepted Bldg** 114,000 **Total** 199,600

Valuation Report

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 01/03/2003
Topography	Level	Sale Price 65,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Private Finance
		Verified
		Validity Arms Length Sale

Reference 1	B3013P0273 B4629P0215		
Reference 2	U-02-084/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	75%	Neighborho	82,500
0.15	Acres-HS Size Adj	11,000.00	1,650	100%		1,650
Total Acres 0.15					Land Total	84,150

Dwelling Description				Replacement Cost New	
Conventional	One Story	648 Sqft	Grade D 105	Base	52,148
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,894
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,285
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	997
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-83
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	TYPICAL	TYPICAL	Average	Typical	42,883			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		65%	90%	100%	25,087		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1900	120	D 100	6,477	Avq.	65%	100%	100%	4,210
Frame Garage	1900	216	D 100	7,132	Poor	25%	50%	100%	892
Frame Shed	1940	104	C 100	636	Poor	25%	100%	100%	159
Wood Deck	2006	200	C 100	2,190	Avq.	92%	100%	100%	2,015
768 SFLA									
Outbuilding Total									7,276
Acpt Land		84,200		Accepted Bldg		32,400		Total	116,600

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 07/13/2018
Topography	Level	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Other Non Valid

Reference 1 B1076P0213
 Reference 2 U-02-085/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	75%	Neighborhood	82,500
0.28	Acres-HS Size Adj	11,000.00	3,080	100%		3,080
Total Acres 0.28						Land Total 85,580

Dwelling Description				Replacement Cost New	
Conventional	Two Story	660 Sqft	Grade B 95	Base	104,871
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/4 Bmt	Basement	-5,375
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	3,896
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,229
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-205
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	0	OLD TYPE	Old Type	Fair	Typical	104,416
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
COND/DES/UTIL...		None		42%	85%	100%
						37,277

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Bay Window	1840	24	B 95	1,645	Fair	42%	85%	100%	587
1 ST BARN.....	1840	276	B 95	9,900	Fair	42%	50%	100%	2,079
Frame Shed	1840	100	B 95	669	Fair	42%	50%	100%	140
ONE STORY FRAME	2009	144	C 100	9,037	Avq.	92%	100%	100%	8,314
1S AD/GAR.....	2009	186	C 100	14,962	Avq.	92%	100%	100%	13,765
Wood Deck	2009	84	C 100	1,007	Avq.	92%	100%	100%	926
1,488 SFLA									25,811

Acpt Land	85,600	Accepted Bldg	63,100	Total	148,700
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Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 07/11/2019
Topography	Level	Sale Price 117,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2926P0104 B2978P0215 06/02
 Reference 2 U-02-086/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	50%		55,000
0.10	Acres-HS Size Adj	11,000.00	1,100	100%		1,100
Total Acres 0.10						Land Total 56,100

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	384 Sqft	Grade C 100	Base		47,226
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement		-1,908
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	5	HEARTH				
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-818
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1880	2001	TYPICAL	TYPICAL	Above Average	Typical	44,500	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		75%	100%	100%	33,375

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2001	128	C 100	8,033	Avq.	89%	100%	100%	7,149
Wood Deck	2001	84	C 100	1,007	Avq.	89%	100%	100%	896
ONE STORY FRAME	2004	128	C 100	8,033	Avq.	91%	100%	100%	7,310
832 SFLA									
Outbuilding Total									15,355

Acpt Land	56,100	Accepted Bldg	48,700	Total	104,800
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Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 07/31/2017
Topography	Level	Sale Price 119,900
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B3739P0035		
Reference 2	U-02-087/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	50%	Neighborhood	55,000
0.09	Acres-HS Size Adj	11,000.00	990	100%		990
Total Acres 0.09				Land Total		55,990

Dwelling Description				Replacement Cost New		
Ranch	One Story	825 Sqft	Grade C 95	Base		73,340
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	5	HEARTH				
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1957	0	TYPICAL	TYPICAL	Very Good	Typical	73,340			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	88%	100%	100%	64,539				
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1990	93	C 100	1,099	Avq.	84%	100%	100%	923
825 SFLA						Outbuilding Total			923
Acpt Land		56,000	Accepted Bldg		65,500	Total		121,500	

Name: MATTSON, HEIDI F

Page 1932

MATTSON, GREG

Map/Lot:

U02-088

Account: 1399 Card: 1 of 1

Location:

55 HODGE STREET

Neighborhood VILLAGE

Zoning/Use RESIDENTIAL
Topography Level
Utilities All Public
Street Paved

Reference 1 B1941P0047
Reference 2 U-02-088/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 101

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.15 Acres-HS Size Adj, and Total Acres 0.15.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Value, Condition, Material/Type, Value. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1964, 0 TYPICAL, TYPICAL, Average, Typical, 100,008, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnd), and 75,006.

Summary row: Acpt Land 56,700 Accepted Bldg 75,000 Total 131,700

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 07/06/2012
Topography	Level	Sale Price 120,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B4543P0303
Reference 2	U-02-089/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	50%	Size/Shape	55,000
0.10	Acres-HS Size Adj	11,000.00	1,100	100%		1,100
Total Acres 0.10						Land Total 56,100

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	468 Sqft	Grade C 105	Base		60,435
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Damp 1/4 Bmt	Basement		-3,663
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1880	2012	TYPICAL	TYPICAL	Average	Typical	56,772			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		65%	100%	100%	36,902		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1880	286	C 105	22,249	Avq.	65%	100%	100%	14,462
Encl Frame Porch	1880	80	C 105	3,121	Avq.	65%	100%	100%	2,029
Frame Garage	1970	864	C 100	23,054	Avq.	74%	100%	100%	17,060
988 SFLA									
Outbuilding Total									33,551

Acpt Land	56,100	Accepted Bldg	70,500	Total	126,600
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Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 03/17/2009
Topography	Level	Sale Price 0
Utilities	NoWater/NoSewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4116P0186
 Reference 2 U-02-090/00 0000000000
 Tran/Land/Bldg 8 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	25%	Size/Shape	27,500
0.15	Acres-HS Size Adj	11,000.00	1,650	100%		1,650
					Land Total	29,150

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value
							Func	Econ	Rcnld	
Frame Garage	1970	440	C 100	13,395	Avg-	65%	100%	100%		8,707
									Outbuilding Total	8,707

Acpt Land	29,200	Accepted Bldg	8,700	Total	37,900
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Name: CLOSSON, JOHN C

Page 1935

CLOSSON, KATHLEEN M

Map/Lot:

U03-001

Account: 1402 Card: 1 of 1

Location:

112 FEDERAL STREET

Neighborhood VILLAGE

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellPublic Sewer
Street Paved

Reference 1 B1260P0072
Reference 2 U-03-001/00 0000000000
Tran/Land/Bldg 9 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 101

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Price/Unit, Condition, Replacement Cost New, Value. Rows include Multi Family, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Outbuildings/Additions/Improvements and a summary row for 2,574 SFLA.

Acpt Land

122,700

Accepted Bldg

210,300 Total

333,000

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 08/01/2001
Topography	Level	Sale Price 45,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B2714P0098 B4750P0015
 Reference 2 U-03-002/00 0000000000
 Tran/Land/Bldg 9 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
1.00	Acres-HS Size Adj	11,000.00	11,000	100%		11,000
1.30	Acres-Rear Land 1-10	2,000.00	2,600	100%		2,600
Total Acres 2.30			Land Total			123,600

Dwelling Description				Replacement Cost New	
Cape Cod	One Story	720 Sqft	Grade C 105	Base	68,722
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,578
Attic	3/4 Finished			Attic	7,626
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,074
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1941	2001	TYPICAL	GOOD	Average	Typical	78,852			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete		None		65%	90%	100%	46,128		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1941	50	C 105	3,295	Avq.	65%	100%	100%	2,142
Wood Deck	1941	184	C 105	2,128	Avq.	65%	100%	100%	1,383
ONE STORY FRAME	1941	176	C 105	11,598	Avq.	65%	100%	100%	7,539
Encl Frame Porch	1941	18	C 105	995	Avq.	65%	100%	100%	647
946 SFLA									
						Outbuilding Total		11,711	

Acpt Land 123,600 **Accepted Bldg** 57,800 **Total** 181,400

Neighborhood VILLAGE

Zoning/Use RESIDENTIAL
Topography Level
Utilities All Public
Street Paved

Reference 1 B1616P0282 B4750P0015
Reference 2 U-03-003/00 0000000000
Tran/Land/Bldg 9 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
1.00	Acres-HS Size Adj	11,000.00	11,000	100%		11,000
0.24	Acres-Rear Land 1-10	2,000.00	480	100%		480
Total Acres 1.24					Land Total	121,480

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 3/4 Story CLAPBOARD 1 OTHER Units-0	768 Sqft Masonry Trim Roof Cover	Grade B 95 None Asphalt Shingles	Base Trim Roof	110,592 0 0 0
Foundation	Brick &/or Stone	Basement	Damp None	Basement	-8,340
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	2	Plumbing	4,964
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-209
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	TYPICAL	TYPICAL	Average	Typical	107,007
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	90% 100%	62,599

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1890	288	B 95	19,747	Avq.	65%	90%	100%	11,552
Open Frame Porch	1890	255	B 95	5,892	Avq.	65%	90%	100%	3,447
Frame Bay Window	1890	24	B 95	1,645	Avq.	65%	90%	100%	962
1S AD/GAR.....	1999	780	C 100	51,974	Avq.	88%	100%	100%	45,737
Frame Shed	1890	465	B 95	3,109	Fair	42%	100%	100%	1,306
Wood Deck	1890	400	B 95	4,621	Avq.	65%	90%	100%	2,704
Finished Attic	1999	780	C 100	12,527	Avq.	88%	100%	100%	11,024
1,968 SFLA									76,732
Outbuilding Total									76,732

Acpt Land	121,500	Accepted Bldg	139,300	Total	260,800
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Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 07/11/2009
Topography	Level	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B4173P0100		
Reference 2	U-03-004/00 0000000000		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.46	Acres-HS Size Adj	11,000.00	5,060	100%		5,060
Total Acres 0.46					Land Total	115,060

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	1,102 Sqft	Grade B 95	Base		151,027
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry None	Basement		-11,967
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water C	Cooling	0% None	Heat		0
Rooms	8	HEARTH		HEARTHS		0
Bedrooms	5	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		3,723
Attic	None			Attic		0
FirePlaces	2			Fireplace		7,448
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1988	GOOD	GOOD	Above Average	Typical	150,231
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		75%	100%	100%
						112,673

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1890	256	B 95	17,553	Avq+	75%	100%	100%	13,165
Finished Attic	1890	256	B 95	4,492	Avq+	75%	100%	100%	3,369
ONE STORY FRAME	1890	72	B 95	4,937	Avq+	75%	100%	100%	3,703
Encl Frame Porch	1890	224	B 95	8,384	Avq+	75%	100%	100%	6,288
1SFr Overhanq	1890	40	B 95	2,742	Avq+	75%	100%	100%	2,056
Wood Deck	1890	325	B 95	3,786	Avq+	75%	100%	100%	2,840
Frame Garage	1950	440	D 100	11,520	Avq-	57%	100%	100%	6,566
Open Frame Porch	1890	119	B 95	2,883	Avq+	75%	100%	100%	2,162
AB.GR. POOL.....	1890	1	C 100	1,000	Avq.	99%	100%	100%	990
Outbuilding Total									41,139

Acpt Land	115,100	Accepted Bldg	153,800	Total	268,900
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Name: SUTTER, WILLIAM C

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SUTTER, JUDITH A

Map/Lot:

U03-005

Account: 1406 Card: 1 of 1

Location: 132 FEDERAL STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 01/01/1995
Topography	Level	Sale Price 122,500
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B0683P0267
 Reference 2 U-03-005/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
1.00	Acres-HS Size Adj	11,000.00	11,000	100%		11,000
0.49	Acres-Rear Land 1-10	2,000.00	980	100%		980
Total Acres 1.49					Land Total	121,980

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	936 Sqft	Grade B 100	Base		141,877
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water C	Cooling	0% None	Heat		0
Rooms	7	HEARTH		HEARTHS		0
Bedrooms	4	Add Fixtures	0			0
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Capped Only			Insulation		-267
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	OLD TYPE	TYPICAL	Above Average	Typical	141,610
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	100%	100%	106,208	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1880	6	B 100	404	Avq+	75%	100%	100%	303
Open Frame Porch	1880	85	B 100	2,242	Avq+	75%	100%	100%	1,682
Frame Shed	1880	204	B 100	1,435	Avq+	75%	100%	100%	1,076
2 STORY GARAGE	1880	570	B 100	29,864	Avq+	75%	100%	100%	22,398
Frame Shed	1880	169	B 100	1,189	Avq+	75%	100%	100%	892
Wood Deck	1880	32	B 100	547	Avq+	75%	100%	100%	410
Frame Shed	2010	192	C 100	1,175	Avq.	92%	100%	100%	1,081
1,638 SFLA									27,842

Acpt Land	122,000	Accepted Bldg	134,100	Total	256,100
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Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 10/20/2016
Topography	Level	Sale Price 140,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B0000P0122
 Reference 2 U-03-006/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.76	Acres-HS Size Adj	11,000.00	8,360	100%		8,360
Total Acres 0.76					Land Total	118,360

Dwelling Description				Replacement Cost New		
Conventional	One Story	1,194 Sqft	Grade C 100	Base		106,408
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	6	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1941	2005	TYPICAL	TYPICAL	Average	Typical	106,408	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		65%	100%	100%	69,165

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1950	400	D 100	10,736	Avq.	65%	100%	100%	6,978
Frame Garage	2005	320	C 100	10,662	Avq.	91%	100%	100%	9,702
Wood Deck	2018	140	C 100	1,578	Avq.	92%	100%	100%	1,452
1,194 SFLA									
Outbuilding Total									18,132

Acpt Land	118,400	Accepted Bldg	87,300	Total	205,700
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Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 03/05/2020
Topography	Level	Sale Price 170,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2273P0123
 Reference 2 U-03-007/00 0000000000
 Tran/Land/Bldg 8 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
1.00	Acres-HS Size Adj	11,000.00	11,000	100%		11,000
0.70	Acres-Rear Land 1-10	2,000.00	1,400	100%		1,400
Total Acres 1.70						Land Total 122,400

Dwelling Description				Replacement Cost New		
Conventional	Two Story	468 Sqft	Grade C 100	Base		66,732
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	6	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1954	2003	TYPICAL	TYPICAL	Average	Typical	66,732			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		71%	100% 100%	47,380			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2005	128	C 100	1,456	Avg.	91%	100%	100%	1,325
936 SFLA						Outbuilding Total			1,325

Acpt Land 122,400 **Accepted Bldg** 48,700 **Total** 171,100

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 08/27/2019
Topography	Rolling	Sale Price 149,000
Utilities	All Public	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.60	Acres-HS Size Adj	11,000.00	6,600	100%		6,600
Total Acres 0.60			Land Total			116,600

Dwelling Description				Replacement Cost New		
Conventional	One Story	936 Sqft	Grade C 100	Base		83,416
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	4	HEARTH				
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout					
2018	0	TYPICAL	TYPICAL	Average	Typical				83,416	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		92%	100%	100%	76,743			
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	2018	204	C 100	4,360	Avq.	92%	100%	100%	4,011	
936 SFLA						Outbuilding Total			4,011	
Acpt Land		116,600		Accepted Bldg		80,800		Total	197,400	

Name: HABITAT FOR HUMANITY/7 RIVERS MAINE,

Map/Lot:

U03-007-B

Account: 2645 Card: 1 of 1

Location:

146 FEDERAL STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 12/14/2016
Topography	Rolling	Sale Price 11,000
Utilities	All Public	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 11 0 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.50	Acres-HS Size Adi	11,000.00	5,500	100%		5,500
Total Acres 0.50					Land Total	115,500

Acpt Land	115,500	Accepted Bldg	0	Total	115,500
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Name: BREWER, DONALD I J/T

Page 1944

BREWER, ROBERTA M

Map/Lot:

U03-008

Account: 1409 Card: 1 of 1

Location: 150 FEDERAL STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 06/09/2006
Topography	Level	Sale Price 305,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3692P0065 B4402P0028
 Reference 2 U-03-008/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
1.00	Acres-HS Size Adj	11,000.00	11,000	100%		11,000
Total Acres 1.00					Land Total	121,000

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	896 Sqft	Grade C 110	Base		121,214
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	5	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		6,248
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1956	1998	TYPICAL	TYPICAL	Good	Typical	127,462	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		84%	100%	100%	107,068

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1956	336	C 110	27,383	Good	84%	100%	100%	23,002
ONE STORY FRAME	1956	96	C 110	6,628	Good	84%	100%	100%	5,568
Open Frame Porch	1956	312	C 110	7,202	Good	84%	100%	100%	6,050
BSMT ENTRY.....	1956	36	C 110	485	Good	84%	100%	100%	407
1SFr Overhanq	1956	18	C 110	1,243	Good	84%	100%	100%	1,044
Frame Garage	1956	768	C 110	22,954	Good	84%	100%	100%	19,281
Frame Shed	1956	360	C 110	2,423	Good	84%	100%	100%	2,035
Wood Deck	2000	340	C 110	3,980	Good	84%	100%	100%	3,343
Frame Shed	2000	72	C 110	485	Good	84%	100%	100%	407
1,794 SFLA									61,137

Acpt Land	121,000	Accepted Bldg	168,200	Total	289,200
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Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 02/01/2001
Topography	Level	Sale Price 83,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2647P0136
 Reference 2 U-03-009/00 0000000000
 Tran/Land/Bldg 6 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.40	Acres-HS Size Adj	11,000.00	4,400	100%		4,400
Total Acres 0.40						Land Total 114,400

Dwelling Description				Replacement Cost New		
Ranch	One Story	912 Sqft	Grade C 100	Base		85,341
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Wet Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	5	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		2,272
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1957	2020	TYPICAL	TYPICAL	Good	Typical	87,613			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	85%	100%	100%	74,471				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1957	108	C 100	6,778	Good	85%	100%	100%	5,761
ONE STORY FRAME	2004	182	C 100	11,422	Good	85%	100%	100%	9,709
Open Frame Porch	2020	72	C 100	1,687	Avq.	92%	100%	100%	1,552
Frame Garage	2020	784	C 100	21,232	Avq.	92%	100%	100%	19,533
Wood Deck	2020	652	D 100	5,848	Avq.	92%	100%	100%	5,380
1,202 SFLA						Outbuilding Total			41,935

Acpt Land	114,400	Accepted Bldg	116,400	Total	230,800
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Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 07/30/2021
Topography	Above Street	Sale Price 380,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B1569P0162
 Reference 2 U-03-010/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
1.00	Acres-HS Size Adj	11,000.00	11,000	100%		11,000
1.29	Acres-Rear Land 1-10	2,000.00	2,580	100%		2,580
Total Acres 2.29					Land Total	123,580

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	1,056 Sqft	Grade B 95	Base		141,885
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Damp 3/4 Bmt	Basement		-2,867
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	8	HEARTH				
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		3,723
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1940	0	TYPICAL	TYPICAL	Average	Typical	142,741			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	65%	100%	100%	92,782				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1940	391	B 95	4,521	Avq.	65%	100%	100%	2,939
Open Frame Porch	1999	96	B 100	2,499	Avq.	88%	100%	100%	2,199
ONE STORY FRAME	1999	360	B 100	25,983	Avq.	88%	30%	100%	6,860
Wood Deck	1999	201	B 100	2,530	Avq.	88%	100%	100%	2,226
AB.GR. POOL.....	1999	1	C 100	1,000	Avq.	99%	100%	100%	990
Frame Shed	1940	140	B 95	937	Avq.	65%	100%	100%	609
ONE STORY FRAME	1940	176	B 95	12,068	Avq.	65%	100%	100%	7,844
2,120 SFLA									23,667

Acpt Land	123,600	Accepted Bldg	116,400	Total	240,000
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WISCASSET
 Name: LUPTON, RONALD W
 LUPTON, LINDA H

Valuation Report

09/13/2022

Page 1947

Account: 1412 Card: 1 of 1

Map/Lot:
 Location:

U03-010-A
 73 LANGDON ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RESIDENTIAL
 Topography Steep
 Utilities Drilled WellPublic Sewer
 Street Gravel

Reference 1 B0982P0271
 Reference 2 U-03-010/A0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
0.24	Acres-Rear Land 1-10	2,000.00	480	100%		480
Total Acres 1.24					Land Total	31,280

Dwelling Description

Replacement Cost New

Modern/Contemp.	One & 1/2 Story	726 Sqft	Grade B 95	Base	97,546
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,205
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	845
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	1991	GOOD	GOOD	Average	Typical	104,596
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		79%	100% 100%	82,631

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1974	224	B 95	18,131	Avq.	76%	100%	100%	13,780
1 Story/BASEMENT	1974	256	B 95	20,722	Avq.	76%	100%	100%	15,749
1 Story/BASEMENT	1974	60	B 95	4,856	Avq.	76%	100%	100%	3,691
Open Frame Porch	1974	18	C 100	594	Avq.	76%	100%	100%	451
Wood Deck	1974	242	C 100	2,618	Avq.	76%	100%	100%	1,990
1/2S AD/GAR.....	1974	896	B 95	41,949	Avq.	76%	100%	100%	31,881
Wood Deck	1974	32	C 100	476	Avq.	76%	100%	100%	362
1,629 SFLA									67,904

Acpt Land 31,300 **Accepted Bldg** 150,500 **Total** 181,800

WISCASSET
 Name: HUBERT, CORY A
 FOURRE, LISA M

Valuation Report

09/13/2022

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Map/Lot: U03-010-B

Account: 1413 Card: 1 of 1

Location: 158 FEDERAL STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 04/13/2015
Topography	Level	Sale Price 135,500
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2176P0146
 Reference 2 U-03-010/B0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
1.00	Acres-HS Size Adj	11,000.00	11,000	100%		11,000
0.57	Acres-Rear Land 1-10	2,000.00	1,140	100%		1,140
Total Acres 1.57					Land Total	122,140

Dwelling Description				Replacement Cost New		
Split Level	One Story	1,294 Sqft	Grade C 105	Base		121,086
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	650 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt		35,657
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	8	HEARTH		HEARTH		0
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		2,386
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,361
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1975	0	TYPICAL	TYPICAL	Average	Typical	164,490				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	79%	100%	100%	129,947					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Wood Deck	1988	134	C 100	1,517	Avq.	83%	100%	100%	1,259	
Frame Shed	1975	210	C 100	1,285	Avq.	76%	100%	100%	977	
Encl Frame Porch	2009	160	C 100	5,584	Avq.	92%	100%	100%	5,137	
Wood Deck	2009	80	C 100	966	Avq.	92%	100%	100%	889	
Wood Deck	2016	372	C 100	3,944	Avq.	92%	100%	100%	3,628	
1,294 SFLA									Outbuilding Total	11,890
Acpt Land		122,100	Accepted Bldg		141,800	Total		263,900		

Name: COURVILLE, JARED W

Page 1949

McFARLANE, NICHIA P

Map/Lot:

U03-011

Account: 1414 Card: 1 of 1

Location:

174 FEDERAL STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 10/08/2020
Topography	Level	Sale Price 265,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3370P0003 (09/04)
 Reference 2 U-03-011/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
1.00	Acres-HS Size Adj	11,000.00	11,000	100%		11,000
1.15	Acres-Rear Land 1-10	2,000.00	2,300	100%		2,300
Total Acres 2.15					Land Total	123,300

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	648 Sqft	Grade C 105	Base		87,923
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		2,386
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1930	1991	TYPICAL	TYPICAL	Average	Typical	90,309			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	65%	100%	100%	58,701				
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1 Story/BASEMENT	1930	140	C 105	10,892	Avq.	65%	100%	100%	7,080
1.5 Story/BSMT	1930	480	C 105	45,562	Avq.	65%	100%	100%	29,615
1.25 ST GARAGE..	1930	528	C 105	24,868	Avq.	65%	100%	100%	16,164
Wood Deck	1930	338	C 105	3,778	Avq.	65%	100%	100%	2,456
Frame Shed	1930	324	C 105	2,082	Avq.	65%	100%	100%	1,353
Frame Shed	1930	108	C 105	694	Avq.	65%	100%	100%	451
1,994 SFLA									
						Outbuilding Total		57,119	
Acpt Land		123,300		Accepted Bldg		115,800		Total	
								239,100	

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 12/04/2014
Topography	Rolling	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B1645P0065 B4800P0213
 Reference 2 U-03-012/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
1.00	Acres-HS Size Adj	11,000.00	11,000	100%		11,000
0.08	Acres-Rear Land 1-10	2,000.00	160	100%		160
Total Acres 1.08					Land Total	121,160

Dwelling Description				Replacement Cost New		
Ranch	One Story	992 Sqft	Grade C 100	Base		92,827
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	5	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,105
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1956	0	TYPICAL	TYPICAL	Average	Typical	97,932
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		71%	100% 100%	69,532

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1956	59	C 100	1,424	Avq.	67%	100%	100%	954
Wood Deck	2020	162	C 100	1,802	Avq.	92%	100%	100%	1,658
992 SFLA									
Outbuilding Total									2,612

Acpt Land	121,200	Accepted Bldg	72,100	Total	193,300
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Name: RANKIN, MICHAEL AC J/T

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RANKIN, CAROL DIPRIMA

Map/Lot: U03-013

Account: 1416 Card: 1 of 1

Location: 65 LANGDON ROAD

Neighborhood: RURAL NORTH

Zoning/Use: RESIDENTIAL
Topography: RollingBelow Street
Utilities: Drilled WellPublic Sewer
Street: Semi-Improved

Sale Data
Sale Date: 09/22/2005
Sale Price: 150,700
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Related Parties

Reference 1: B3557P0041
Reference 2: U-03-013/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): 0 50 0 Land Schedule: 105

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Functional Obsolescence, Economic Obsolescence, Outbuildings/Additions/Improvements, and Outbuilding Total.

Acpt Land 39,000 Accepted Bldg 124,800 Total 163,800

Name: GORDON, JR., LAWRENCE R. J/T

GORDON, NORMA P

Map/Lot: U03-014

Account: 1417 Card: 1 of 1

Location: 175 FEDERAL STREET

Neighborhood VILLAGE

Zoning/Use SHORE RESIDENTIA
Topography Rolling
Utilities Drilled WellPublic Sewer
Street Paved

Reference 1 B0628P0115
Reference 2 U-03-014/00 0000000000
Tran/Land/Bldg 8 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 101

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Water Influence, Acres-Influence W Size Adj, Acres-Waterfront Rear, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Spec, Condition, Replacement, Value. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Summary table for Dwelling Condition with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include ONE STORY FRAME, Frame Garage, Open Frame Porch, Wood Deck, Frame Shed, and 1,638 SFLA.

Summary row for Outbuildings: Acpt Land 205,500 Accepted Bldg 139,300 Total 344,800

Name: GORDON, JR., LAWRENCE R. J/T

GORDON, NORMA P

Map/Lot: U03-016

Account: 1418 Card: 1 of 1

Location: 171 FEDERAL STREET

Neighborhood VILLAGE

Zoning/Use SHORE RESIDENTIA
Topography Below Street
Utilities All Public
Street Paved

Reference 1 B1728P0312
Reference 2 U-03-016/00 0000000000
Tran/Land/Bldg 8 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 101

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Water Influence 1, 1.00 Acres-Influence W Size Adj, 3.11 Acres-Waterfront Rear, and Total Acres 4.11.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Quantity, Unit, Material, Replacement Cost, Value. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1940, 1991, TYPICAL, TYPICAL, Average, Typical, 67,191, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, and Value(Rcnld).

Acpt Land 232,900 Accepted Bldg 43,700 Total 276,600

Name: EAMES, DAVID N

Page 1954

EAMES, CHRISTINE M

Map/Lot: U03-017

Account: 1419 Card: 1 of 1

Location: 169 FEDERAL STREET

Neighborhood VILLAGE

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 08/06/2015
Sale Price 170,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4263P0175
Reference 2 U-03-017/00 0000000000
Tran/Land/Bldg 9 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 101

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value and 0.93 Acres-HS Size Adj.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Value, Description, Value, Description, Value. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1939, 0, TYPICAL, TYPICAL, Fair, Typical, 101,446.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include TWO STORY FRAME, Open Frame Porch, Encl Frame Porch, Frame Bay Window, Frame Garage, Open Frame Porch, Unfin Basement, 1,580 SFLA.

Acpt Land 120,200 Accepted Bldg 59,100 Total 179,300

WISCASSET
 Name: ROBY, NANCY S J/T
 ROBY, WALLACE R

Valuation Report

09/13/2022

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Account: 1420 Card: 1 of 1

Map/Lot: U03-018
 Location: 163 FEDERAL STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RURAL	Sale Date 09/26/2005
Topography	Level	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B3562P0309 B3722P0003
 Reference 2 U-03-018/00 0000000000
 Tran/Land/Bldg 9 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 6 50 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.61	Acres-HS Size Adj	11,000.00	6,710	100%		6,710
Total Acres 0.61					Land Total	116,710

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	832 Sqft	Grade C 105	Base		112,889
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		3,578
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1948	0	TYPICAL	TYPICAL	Above Average	Typical	116,467	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		78%	100%	100%	90,844

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1948	63	C 105	1,580	Avq+	78%	100%	100%	1,232
Frame Garage	1948	308	C 105	10,907	Avq+	78%	100%	100%	8,507
Wood Deck	2005	140	C 100	1,578	Avq.	91%	100%	100%	1,436
1,456 SFLA									
Outbuilding Total									11,175

Acpt Land 116,700 **Accepted Bldg** 102,000 **Total** 218,700

WISCASSET
 Name: KYLE, ELIZABETH A
 EGAN, ROBERT G

Valuation Report

09/13/2022

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Account: 1421 Card: 1 of 1

Map/Lot: U03-019
 Location: 159 FEDERAL STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RURAL	Sale Date 06/11/2021
Topography	Level	Sale Price 289,000
Utilities	Septic SystemPublic Water	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3375P0191 (10/04)
 Reference 2 U-03-019/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.44	Acres-HS Size Adj	11,000.00	4,840	100%		4,840
Total Acres 0.44					Land Total	114,840

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	884 Sqft	Grade C 105	Base		119,945
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	5	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		3,578
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,361
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1950	1990	TYPICAL	TYPICAL	Above Average	Typical	128,884				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		78%	100%	100%	100,530			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
ONE STORY FRAME	1950	144	C 110	9,941	Avq+	75%	100%	100%	7,456	
Open Frame Porch	1950	72	C 110	1,856	Avq+	75%	100%	100%	1,392	
Frame Garage	1950	384	C 110	13,332	Avq+	75%	100%	100%	9,999	
Patio	1950	25	C 105	358	Avq+	78%	100%	100%	279	
Patio	1950	210	C 105	1,844	Avq+	78%	100%	100%	1,438	
1,691 SFLA									20,564	
Acpt Land		114,800		Accepted Bldg		121,100		Total		235,900

Neighborhood	VILLAGE	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 04/25/2016
Topography	Rolling	Sale Price 964,750
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Other Non Valid

Reference 1 B4298P0045
 Reference 2 U-03-020/00 0000000000
 Tran/Land/Bldg 8 1 11
 FARM LAND 2012 OPEN SPACE 0
 Exemption(s) Land Schedule 101

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000	
0.70	Acres-HS Size Adj	11,000.00	7,700	100%		7,700	
7.00	Acres-FARM MIXWOOD	370.00	2,590	100%		2,590	
1.20	CRPLN-CROPLAND	400.00	480	100%		480	
0.93	EDIBL-HORTICULTURAL-ED	450.00	419	100%		419	
0.22	ORNMT-HORTICULTURAL-OR	550.00	121	100%		121	
2.65	Acres-Wasteland	60.00	159	100%		159	
Total Acres 12.70						Land Total	121,469

		Dwelling Description		Replacement Cost New		
Modern/Contemp.	One & 1/2 Story	836 Sqft	Grade A 100	Base	151,549	
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0	
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0	
					0	
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-5,568	
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0	
Heating	100% Floor/Wall	Cooling	0% None	Heat	-6,562	
Rooms	5	HEARTH				
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing	0	
Attic	None			Attic	0	
FirePlaces	0			Fireplace	0	
Insulation	Full			Insulation	0	
Unfin. Living Area	NONE			Unfinished	0	

		Dwelling Condition			Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Typical			139,419
2010	0	TYPICAL	TYPICAL	Good				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)			
None	None	98%	100%	100%	136,631			

		Outbuildings/Additions/Improvements			Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	2010	54	B 100	1,521	Avq.	92%	100%	100%	1,399
Frame Shed	2010	192	B 100	1,351	Avq.	92%	100%	100%	1,243
Open Frame Porch	2011	180	B 100	4,455	Avq.	92%	100%	100%	4,099
Patio	2011	180	B 100	1,756	Avq.	92%	100%	100%	1,616
Frame Shed	2011	192	B 100	1,351	Avq.	92%	100%	100%	1,243
1,254 SFLA	Outbuilding Total								9,600

Acpt Land	121,500	Accepted Bldg	146,200	Total	267,700
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Neighborhood	VILLAGE	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 04/25/2016
Topography	Rolling	Sale Price 964,750
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Other Non Valid

Reference 1 B4298P0045
 Reference 2 U-03-020/00 0000000000
 Tran/Land/Bldg 8 0 0
 FARM LAND 2012 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Secondary Site	55,000.00	55,000	100%		55,000
0.50	Acres-Secondary Site-size	5,500.00	2,750	100%		2,750
Land Total						57,750

Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
1.25 ST BARN....	2012	1920	A 100	76,972	Avq+	97%	100%	100%	74,663	
Open Frame Porch	2012	180	A 100	5,191	Avq+	97%	100%	100%	5,035	
Patio	2012	740	A 100	7,787	Avq+	97%	100%	100%	7,553	
1SFr Overhang	2012	120	A 100	10,092	Avq.	92%	100%	100%	9,285	
1SFr Overhang	2012	120	A 100	10,092	Avq.	92%	100%	100%	9,285	
ONE STORY FRAME	2012	440	A 100	37,003	Avq+	97%	100%	100%	35,893	
Frame Shed	2012	8	A 100	66	Avq+	97%	100%	100%	64	
Outbuilding Total									141,778	
Accpt Land		57,800		Accepted Bldg		141,800		Total		199,600

WISCASSET
Name: 28 SHERMAN LANE, LLC.

Valuation Report

09/13/2022

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Map/Lot:

U03-020

Account: 1422

Location:

28 SHERMAN LANE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	121,500	146,200	267,700	121,500	146,200	267,700
2	57,800	141,800	199,600	57,800	141,800	199,600
TOTAL	179,300	288,000	467,300	179,300	288,000	467,300

Name: FIFE, STEPHEN A J/T

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BICKFORD, CAROLYN E

Map/Lot:

U03-020-A

Account: 2585 Card: 1 of 1

Location:

9 SHERMAN LANE

Neighborhood	VILLAGE	Sale Data	
Zoning/Use	RURAL	Sale Date	02/24/2010
Topography		Sale Price	130,000
Utilities	Public WaterPublic Sewer	Sale Type	Land & Buildings
Street	Paved	Financing	Unknown
		Verified	Public Record
		Validity	Arms Length Sale

Reference 1	B4255P0183		
Reference 2	U-03-020-A		
Tran/Land/Bldg	0	1	11
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0	50	0
		Land Schedule	101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
1.00	Acres-HS Size Adj	11,000.00	11,000	100%		11,000
1.06	Acres-Rear Land 1-10	2,000.00	2,120	100%		2,120
Total Acres 2.06					Land Total	123,120

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	936 Sqft	Grade C 105	Base		127,000
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Damp Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	6	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		3,578
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1935	2010	TYPICAL	TYPICAL	Above Average	Typical	130,578
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		75%	100%	100%
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Frame Garage	1935	484	C 100	14,398	Fair	6,047
1,638 SFLA						6,047

Acpt Land	123,100	Accepted Bldg	104,000	Total	227,100
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Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 06/25/2019
Topography	Level	Sale Price 15,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Distressed Sale

Reference 1 B3722P0123
 Reference 2 U-03-021/00 0000000000
 Tran/Land/Bldg 6 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	10%	Restrictio	11,000
0.23	Acres-HS Size Adj	11,000.00	2,530	100%		2,530
Total Acres 0.23						Land Total 13,530

Outbuildings/Additions/Improvements							
Description	Year	Units	Grade	RCN	Cond	Percent Good	Value
						Phy Func Econ	Rcnld
1 STORY GARAGE..	1878	3102	C 100	74,036	Fair	42% 50% 100%	15,548
Outbuilding Total							15,548

Acpt Land	13,500	Accepted Bldg	15,500	Total	29,000
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Name: MCDERMOTT-CASTRO, MARY F J/T

Page 1962

CASTRO, SARAH E

Map/Lot: U03-022

Account: 1424 Card: 1 of 1

Location: 145 FEDERAL STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 07/10/2014
Topography	Level	Sale Price 180,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4799P0087
 Reference 2 U-03-022/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.84	Acres-HS Size Adj	11,000.00	9,240	100%		9,240
Total Acres 0.84					Land Total	119,240

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	903 Sqft	Grade B 100	Base		130,268
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	7	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		3,919
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1857	0	TYPICAL	TYPICAL	Average	Typical				134,187
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		65%	100%	100%	87,222		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1857	136	C 100	8,535	Avq.	65%	100%	100%	5,548
1.25 ST GARAGE..	1945	408	B 100	21,928	Avq.	65%	100%	100%	14,253
Patio	1962	420	C 100	3,363	Avq.	70%	100%	100%	2,354
Open Frame Porch	1857	7	B 100	427	Avq.	65%	100%	100%	278
1,490 SFLA									22,433
Acpt Land									119,200
Accepted Bldg									109,700
Total									228,900

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 12/12/2016
Topography	Level	Sale Price 255,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B4288P0121		
Reference 2	U-03-023/00 0000000000		
Tran/Land/Bldg	1	1	11
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
0.53	Acres-HS Size Adj	11,000.00	5,830	100%		5,830
Total Acres 0.53					Land Total	115,830

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,436 Sqft	Grade C 105	Base	143,914
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,578
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,361
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1958	0	TYPICAL	TYPICAL	Average	Typical	152,853
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	72%	100%	100%	110,054	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1958	60	C 100	2,320	Avq.	68%	100%	100%	1,578
Frame Garage	1970	528	C 100	15,400	Avq.	74%	100%	100%	11,396
Wood Deck	2007	462	C 100	4,862	Avq.	92%	100%	100%	4,473
1,436 SFLA									
Outbuilding Total									17,447

Acpt Land	115,800	Accepted Bldg	127,500	Total	243,300
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Neighborhood VILLAGE

Zoning/Use SHORE RESIDENTIA
Topography Level
Utilities All Public
Street Paved

Reference 1 B0000P0000
Reference 2 U-03-024/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 12 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
1.00	Acres-Influence W Size Adj	17,500.00	17,500	100%		17,500
4.47	Acres-Waterfront Rear	13,000.00	58,110	100%		58,110
Total Acres 5.47					Land Total	250,610

Dwelling Description

Replacement Cost New

Other	Two Story	2,808 Sqft	Grade B 105	Base	478,642
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	None	Basement	-36,111
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-36,111
Rooms	20	HEARTH			
Bedrooms	16	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	-1,372
Attic	Floor & Stairs			Attic	5,778
FirePlaces	4			Fireplace	12,367
Insulation	Minimal			Insulation	-9,629
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1811	0	Obsolete	Obsolete	Average	Inadeq.	413,564			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
STYLE.....		None		65%	71%	100%	190,860		
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
ONE STORY FRAME	1811	416	B 105	31,525	Avq.	65%	71%	100%	14,549
Frame Shed	1984	80	B 105	592	Avq.	65%	71%	100%	273
6,032 SFLA						Outbuilding Total			14,822
Acpt Land		250,600	Accepted Bldg		205,700	Total			456,300

Name: SHEEPSCOT VALLEY

Page 1965

CHILDREN'S HOUSE, INC.

Map/Lot: U03-025

Account: 1427 Card: 1 of 1

Location: 127 FEDERAL STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 09/01/1995
Topography	Level	Sale Price 250,000
Utilities	Public Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2085P0131 B3609P0304
 Reference 2 U-03-025/00 0000000000
 Tran/Land/Bldg 1 1 14
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 17 0 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
1.00	Acres-Influence W Size Adj	17,500.00	17,500	100%		17,500
2.48	Acres-Waterfront Rear	13,000.00	32,240	100%		32,240
Total Acres 3.48					Land Total	224,740

Dwelling Description				Replacement Cost New		
Other	One & 1/2 Story	1,477 Sqft	Grade C 105	Base		175,091
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	0 OTHER Units-1	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Concrete Slab	Basement	Dry None	Basement		-16,517
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	7	HEARTH				
Bedrooms	0	Add Fixtures	0			
Baths	1	Half Baths	3	Plumbing		5,964
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1980	0	TYPICAL	TYPICAL	Average	Typical	164,538			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	81%	100%	100%	133,276				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1980	792	C 105	52,191	Avq.	81%	100%	100%	42,275
ONE STORY FRAME	1980	594	C 105	39,143	Avq.	81%	100%	100%	31,706
ONE STORY FRAME	1980	240	C 105	15,815	Avq.	81%	100%	100%	12,810
ONE STORY FRAME	1980	72	C 105	4,745	Avq.	81%	100%	100%	3,843
ONE STORY FRAME	1980	36	C 105	2,372	Avq.	81%	100%	100%	1,921
Open Frame Porch	1980	27	C 105	815	Avq.	81%	100%	100%	660
Frame Shed	1980	80	C 105	514	Avq.	81%	100%	100%	416
Res. Greenhouse	1980	144	C 105	7,540	Avq.	81%	100%	100%	6,107
3,950 SFLA									
Outbuilding Total									99,738

Acpt Land 224,700 **Accepted Bldg** 233,000 **Total** 457,700

Name: NADEAU, DAVID A

Page 1966

NADEAU, JOYCE

Map/Lot:

U03-026

Account: 1428 Card: 1 of 1

Location: 121 FEDERAL STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 05/31/2017
Topography	Level	Sale Price 275,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3076P0261 (06/03)
 Reference 2 U-03-026/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
0.41	Acres-Influence W Size Adj	17,500.00	7,175	100%		7,175
Total Acres 0.41						Land Total 182,175

Dwelling Description				Replacement Cost New	
Colonial	Two Story	840 Sqft	Grade B 100	Base	154,547
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9	HEARTH			
Bedrooms	4	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	9,145
Attic	Floor & Stairs			Attic	1,646
FirePlaces	2			Fireplace	7,840
Insulation	Minimal			Insulation	-2,743
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1825	1993	TYPICAL	GOOD	Average	Typical	170,435			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		65%	100%	100%	110,783		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1993	434	B 100	36,978	Avq.	65%	100%	100%	24,036
ONE STORY FRAME	1825	359	B 100	25,911	Avq.	65%	100%	100%	16,842
1S AD/GAR.....	1825	594	B 100	46,442	Avq.	65%	100%	100%	30,187
Wood Deck	1825	320	B 100	3,926	Avq.	65%	100%	100%	2,552
Frame Shed	1825	72	D 100	379	Avq.	65%	100%	100%	246
2,473 SFLA									Outbuilding Total 73,863

Acpt Land 182,200 **Accepted Bldg** 184,600 **Total** 366,800

Neighborhood VILLAGE

Zoning/Use SHORE RESIDENTIA
Topography Level
Utilities All Public
Street Paved

Reference 1 B2595P0098
Reference 2 U-03-027/00 0000000000
Tran/Land/Bldg 6 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
1.00	Acres-Influence W Size Adj	17,500.00	17,500	100%		17,500
1.31	Acres-Waterfront Rear	13,000.00	17,030	100%		17,030
Total Acres 2.31					Land Total	209,530

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story WOOD SHINGLE 1 OTHER Units-0	720 Sqft Masonry Trim Roof Cover	Grade B 100 None Asphalt Shingles	Base Trim Roof	118,065 0 0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,532
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1928	0	TYPICAL	TYPICAL	Fair	Typical	124,597
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		42%	100% 100%	52,331

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1928	90	B 100	6,495	Fair	42%	100%	100%	2,728
1 Story/BASEMENT	1928	672	B 100	57,256	Fair	42%	100%	100%	24,048
Encl Frame Porch	1928	252	C 100	8,588	Avq.	65%	100%	100%	5,582
Encl Frame Porch	1980	1288	C 100	42,414	Fair	57%	50%	100%	12,088
Frame Garage	1950	483	C 100	14,375	Fair	42%	100%	100%	6,038
1.50 ST BARN....	1950	1081	C 100	42,382	Avq.	65%	100%	100%	27,548
Frame Shed	1928	100	D 100	526	Avq-	57%	100%	100%	300
2,202 SFLA									78,332

Acpt Land	209,500	Accepted Bldg	130,700	Total	340,200
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WISCASSET

Valuation Report

09/13/2022

Name: WISCASSET, WATERVILLE & FARMINGTON

Page 1968

RAILWAY MUSEUM

Map/Lot:

U03-027-A

Account: 2526 Card: 1 of 1

Location:

FEDERAL STREET

Neighborhood VILLAGE

Zoning/Use SHORE RESIDENTIA
Topography Level

Utilities
Street

Reference 1 B3957P0103

Reference 2 U03-027-A

Tran/Land/Bldg 0 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) 11 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	10%	Access	17,500
0.50	Acres-Influence W Size Adj	17,500.00	8,750	100%		8,750
Total Acres 0.50					Land Total	26,250

Acpt Land	26,300	Accepted Bldg	0	Total	26,300
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Name: ANNE, SANKAR

Page 1969

ANNE, DOLORES M

Map/Lot: U03-028

Account: 1431 Card: 1 of 1

Location: 111 FEDERAL STREET

Neighborhood VILLAGE

Zoning/Use SHORE RESIDENTIA
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 10/03/2017
Sale Price 175,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B0576P0302 B3925P0078

Reference 2 U-03-028/00 0000000000

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 101

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Water Influence 1, Acres-Influence W Size Adj, Acres-Waterfront Rear, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Replacement Cost New, and Value. Rows include Conventional Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Built 1916, Functional Obsolescence None, and Outbuildings/Improvements table.

Acpt Land

196,800

Accepted Bldg

113,100

Total

309,900

Neighborhood RURAL WEST

Zoning/Use RESIDENTIAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 04/15/2019
Sale Price 280,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3612P0199
Reference 2 U-04-001/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 11 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	180%	Neighborho	64,800
0.69	Acres-HS Size Adj	3,600.00	2,484	100%		2,484
Total Acres 0.69						Land Total 67,284

Dwelling Description

Replacement Cost New

Conventional	Two Story	638 Sqft	Grade C 100	Base	90,973
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,272
Attic	Floor & Stairs			Attic	1,087
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	2004	TYPICAL	TYPICAL	Excellent	Typical	94,332
Functional Obsolescence						Value(Rcnld)
None						84,899

Outbuildings/Additions/Improvements		Economic Obsolescence		Phys. %		Func. %		Econ. %		Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
ONE STORY FRAME	1890	362	C 100	22,719	Exc.	90%	100%	100%	20,447	
Frame Garage	1970	308	C 100	10,388	Avq-	65%	100%	100%	6,752	
Wood Deck	2005	144	C 100	1,619	Avq.	91%	100%	100%	1,473	
MEDICAL OFF...	2006	1056	C 100	169,066	Exc.	90%	100%	100%	152,159	
Wood Deck	2006	150	C 100	1,680	Exc.	90%	100%	100%	1,512	
1,638 SFLA									Outbuilding Total 182,343	

Acpt Land 67,300 **Accepted Bldg** 267,200 **Total** 334,500

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2064P0212
 Reference 2 U-04-002/00 0000000000
 Tran/Land/Bldg 6 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.93	Acres-Rear Land 1-10	2,000.00	1,860	100%		1,860
Total Acres 1.93					Land Total	41,460

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One Story ALUM/VINYL 1 OTHER Units-0	576 Sqft Masonry Trim Roof Cover	Grade C 105 None Asphalt Shingles	Base Trim Roof	53,899 0 0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,386
Attic	Full Finished			Attic	8,880
FirePlaces	1			Fireplace	5,361
Insulation	Minimal			Insulation	-859
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	TYPICAL	TYPICAL	Above Average	Typical	69,667
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	100%	100%	52,250	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1870	532	C 105	35,057	Avq+	75%	100%	100%	26,293
Wood Deck	1870	210	C 105	2,407	Avq+	75%	100%	100%	1,805
Wood Deck	1870	200	C 105	2,300	Avq+	75%	100%	100%	1,725
1 ST BARN.....	1880	648	D 100	14,973	Avq-	57%	100%	100%	8,535
Frame Shed	1960	171	D 100	900	Avq-	61%	100%	100%	549
1,108 SFLA									38,907

Acpt Land 41,500 **Accepted Bldg** 91,200 **Total** 132,700

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 12/20/2010
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Family Member
Validity Related Parties

Reference 1 B1941P0044 B3970P0119 B4495P0025

Reference 2 U-04-003/00 0000000000

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) 0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.10	Acres-Rear Land 1-10	2,000.00	200	100%		200
Total Acres 1.10					Land Total	39,800

Dwelling Description

Replacement Cost New

Colonial	Two Story	646 Sqft	Grade B 100	Base	116,524
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry 3/4 Bmt	Basement	-1,846
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	12	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	7,838
Attic	None			Attic	0
FirePlaces	2			Fireplace	7,840
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	TYPICAL	TYPICAL	Above Average	Typical	130,356
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
None				75%	100%	100%
Percent Good						97,767

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1880	760	B 100	54,853	Avq+	75%	100%	100%	41,140
1 & 1/2 STORY FR	1880	196	B 100	17,823	Avq+	75%	100%	100%	13,367
ONE STORY FRAME	1880	611	B 100	44,098	Avq+	75%	100%	100%	33,074
Frame Garage	1973	960	B 100	29,027	Avq.	75%	100%	100%	21,770
Frame Shed	1920	384	C 100	2,350	Poor	25%	100%	100%	588
Frame Shed	1880	48	E 100	218	Poor	25%	100%	100%	54
Frame Shed	1980	48	D 100	253	Avq.	79%	100%	100%	200
ONE STORY FRAME	2001	480	C 100	30,125	Avq.	89%	100%	100%	26,811
3,437 SFLA									
Outbuilding Total									137,004

Acpt Land

39,800

Accepted Bldg

234,800

Total

274,600

WISCASSET
 Name: EICHLER, WENDY ROSS

Valuation Report

09/13/2022

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Map/Lot:

U04-003-A

Account: 1435 Card: 1 of 1

Location:

CHURCHILL STREET

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	12/20/2010
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1 B1941P0044 B3970P0119

Reference 2 U-04-003/A0 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	180%	Neighborho	64,800
0.97	Acres-HS Size Adj	3,600.00	3,492	100%		3,492
Total Acres 0.97					Land Total	68,292

Acpt Land	68,300	Accepted Bldg	0	Total	68,300
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Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: All Public
Street: Paved

Sale Data
Sale Date: 06/15/2007
Sale Price: 0
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Related Parties

Reference 1: B3865P0125
Reference 2: U-04-004/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): 0 50 0 Land Schedule: 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	180%	Neighborhood	64,800
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
14.00	R 20+-Rear 20+	500.00	7,000	100%		7,000
Total Acres 35.00						Land Total: 105,400

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,152 Sqft	Grade B 105	Base	183,349
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	10	HEARTH			
Bedrooms	5	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	12,345
Attic	None			Attic	0
FirePlaces	2			Fireplace	8,232
Insulation	Minimal			Insulation	-3,457
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1810	2005	TYPICAL	TYPICAL	Excellent	Typical	200,469
Functional Obsolescence						Value(Rcnld)
None						180,422

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.75 Story/BSMT	2007	1362	B 105	168,261	Avq.	92%	100%	100%	154,800
Open Frame Porch	2007	48	B 105	1,450	Exc.	90%	100%	100%	1,305
Open Frame Porch	2007	192	B 105	4,972	Exc.	90%	100%	100%	4,475
Open Frame Porch	2007	192	B 105	4,972	Exc.	90%	100%	100%	4,475
1 Story/BASEMENT	2007	680	B 100	57,938	Avq.	92%	100%	100%	53,303
1 ST BARN.....	1810	1254	B 100	35,660	Avq.	65%	100%	100%	23,179
2.00 ST BARN.....	1810	3000	B 100	197,046	Avq.	65%	100%	100%	128,080
BSMT ENTRY.....	2005	30	B 105	444	Avq.	91%	100%	100%	404
Frame Shed	1900	384	B 100	2,702	Avq.	65%	100%	100%	1,756
Open Frame Porch	2007	30	B 105	1,011	Exc.	90%	100%	100%	910
5,080 SFLA									Outbuilding Total: 372,687

Acpt Land

105,400

Accepted Bldg

553,100

Total

658,500

Map/Lot:

U04-005

Account: 1437 Card: 1 of 1

Location:

GARDINER/HOOPER/CHURCHILL

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Level

Utilities NoWater/NoSewer

Street Paved

Sale Data	
Sale Date	06/04/2001
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1 B2689P0318

Reference 2 U-04-005/00 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) 12 0 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	10%		2,800
0.20	Acres-HS Size Adj	2,800.00	560	100%		560
Total Acres 0.20					Land Total	3,360

Acpt Land	3,400	Accepted Bldg	0	Total	3,400
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Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Rolling
Utilities All Public
Street Paved

Sale Data
Sale Date 07/06/2007
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B3876P0304
Reference 2 U-04-006/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
0.69	Acres-HS Size Adj	2,800.00	1,932	100%		1,932
Total Acres 0.69						29,932

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,820 Sqft	Grade D 100	Base	104,617
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,669
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,885
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Average	Typical	92,833
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		91%	100% 100%	84,478

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Frame Shed	2005	400	C 100	2,448	Avq-	81%	100%	100%	1,983
Wood Deck	2004	32	C 100	476	Avq-	81%	100%	100%	386
Frame Garage	2006	816	B 100	25,255	Avq.	92%	100%	100%	23,235
1,820 SFLA						Outbuilding Total			25,604

Acpt Land 29,900 **Accepted Bldg** 110,100 **Total** 140,000

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: All Public
Street: Paved

Sale Data
Sale Date: 01/04/2013
Sale Price: 0
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Related Parties

Reference 1: B1912P0234 B4614P0187
Reference 2: U-04-007/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): 50 0 0 Land Schedule: 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.21	Acres-Rear Land 1-10	2,000.00	420	100%		420
Total Acres 1.21					Land Total	40,020

Dwelling Description

Replacement Cost New

Cape Cod Exterior	One & 1/2 Story WOOD SHINGLE	567 Sqft Masonry Trim	Grade B 95 None	Base Trim	76,182 0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-3,079
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	66% Forced Warm	Cooling	0% None	Heat	-1,681
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	3,723
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	2002	GOOD	GOOD	Above Average	Typical	75,145
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	100%	100%	56,359	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1840	234	B 95	18,941	Avq+	75%	100%	100%	14,206
Encl Frame Porch	1840	18	B 95	1,036	Avq+	75%	100%	100%	777
Frame Garage	2012	672	C 100	18,680	Avq.	92%	100%	100%	17,186
ONE STORY FRAME	2013	192	C 100	12,050	Avq.	92%	100%	100%	11,086
Wood Deck	2013	165	C 100	1,833	Avq.	92%	100%	100%	1,686
1,276 SFLA									44,941

Acpt Land 40,000 **Accepted Bldg** 101,300 **Total** 141,300

Name: BAILEY, JOSHUA R J/T

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BAILEY, DESIREE M

Map/Lot:

U04-008

Account: 1440 Card: 1 of 2

Location: 145 GARDINER ROAD

Neighborhood: RURAL WEST

Zoning/Use: COMMERCIAL
Topography: Rolling
Utilities: Public SewerDrilled Well
Street: Paved

Sale Data
Sale Date: 11/10/2012
Sale Price: 232,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B4592P0166
Reference 2: U-04-008/00 0000000000
Tran/Land/Bldg: 1 2 12
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Commercial, Acres-Commercial Size Adj, Acres-Commercial Prime, and Acres-Commercial 1-20.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Quantity, Material, Grade, Replacement Cost, Total. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1963, 0 TYPICAL, TYPICAL, Average, Typical, and 132,424.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Open Frame Porch, Frame Garage, Frame Shed, and Swimming Pool.

Acpt Land 76,700 Accepted Bldg 118,200 Total 194,900

WISCASSET

Valuation Report

09/13/2022

Name: BAILEY, JOSHUA R J/T

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BAILEY, DESIREE M

Map/Lot:

U04-008

Account: 1440 Card: 2 of 2

Location: 147 GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use COMMERCIAL

Topography Rolling

Utilities Public SewerDrilled Well

Street Paved

Sale Data	
Sale Date	11/10/2012
Sale Price	232,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B2708P0260

Reference 2 U-04-008/00 0000000000

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
OFFICE WOOD.....	2001	1000	C 100	62.760	Avg.	89%	100%	100%	55,856
1,107 SFLA						Outbuilding Total			55,856
Accpt Land		0	Accepted Bldg			55,900	Total		55,900

WISCASSET

Valuation Report

09/13/2022

Name: BAILEY, JOSHUA R J/T

Page 1980

BAILEY, DESIREE M

Map/Lot:

U04-008

Account: 1440

Location:

147 GARDINER ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	76,700	118,200	194,900	76,700	118,200	194,900
2	0	55,900	55,900	0	55,900	55,900
TOTAL	76,700	174,100	250,800	76,700	174,100	250,800

Name: CRONK, JR., OSCAR E.

Page 1981

CRONK, EDITH A

Map/Lot:

U04-009

Account: 1441 Card: 1 of 2

Location:

133 GARDINER ROAD

Neighborhood: RURAL WEST

Zoning/Use: COMMERCIAL
Topography: Level
Utilities: All Public
Street: Paved

Reference 1: B0578P0385
Reference 2: U-04-009/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 2 50 0 Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Commercial, Acres-Commercial Size Adj, Acres-Commercial Prime, and Acres-Commercial 1-20.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area. Includes details like 686 Sqft, Grade C 100, and various material descriptions.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Includes Functional Obsolescence, Economic Obsolescence, and Phys. %.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Includes ONE STORY FRAME and Encl Frame Porch.

Acpt Land

75,400

Accepted Bldg

58,200

Total

133,600

WISCASSET

Valuation Report

09/13/2022

Name: CRONK, JR., OSCAR E.

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CRONK, EDITH A

Map/Lot:

U04-009

Account: 1441 Card: 2 of 2

Location:

133 GARDINER ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RESIDENTIAL
Topography Level
Utilities All Public
Street Paved

Reference 1 B0578P0385
Reference 2 U-04-009/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 104

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Includes rows for STORE FRAME, Frame Garage, Frame Shed, and 1,310 SFLA. Summary row: Acpt Land 0 Accepted Bldg 50,800 Total 50,800

WISCASSET

Valuation Report

09/13/2022

Name: CRONK, JR., OSCAR E.

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CRONK, EDITH A

Map/Lot:

U04-009

Account: 1441

Location:

133 GARDINER ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	75,400	58,200	133,600	75,400	58,200	133,600
2	0	50,800	50,800	0	50,800	50,800
TOTAL	75,400	109,000	184,400	75,400	109,000	184,400

Name: CRONK, JR., OSCAR E.

CRONK, EDITH A

Map/Lot:

U04-010

Account: 1442 Card: 1 of 1

Location:

127 GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RESIDENTIAL
Topography Rolling
Utilities All Public
Street Paved

Reference 1 B0578P0385
Reference 2 U-04-010/00 0000000000

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Commercial and Acres-Commercial Size Adj.

Outbuildings/Additions/Improvements

Table with 11 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Percent Good, Value Rcnld. Rows include STORE FRAME, BSMT UNFINISHED, and Frame Shed.

Accpt Land 46,500 Accepted Bldg 71,500 Total 118,000

Neighborhood: RURAL NORTHWEST

Zoning/Use: RESIDENTIAL
 Topography: Rolling
 Utilities: All Public
 Street: Paved

Sale Data
 Sale Date: 05/18/2001
 Sale Price: 5,600
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B2678P0262
 Reference 2: U-04-011/00 0000000000
 Tran/Land/Bldg: 1 1 2
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
Total Acres 1.00						Land Total
						30,800

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	2001	80	C 100	490	Avq.	89%	100%	100%	436
Wood Deck	1994	36	C 100	517	Avq.	86%	100%	100%	445
Wood Deck	1994	80	C 100	966	Avq.	86%	100%	100%	831
14' Mobile Home	1994	14X66	C 100	86,328	Avq.	65%	50%	100%	28,159
924 SFLA						Outbuilding Total			29,871

Acpt Land	30,800	Accepted Bldg	29,900	Total	60,700
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Name: DIVECE, PHILLIP

Page 1986

DI VECE, MARJORIE

Map/Lot:

U04-012

Account: 1444 Card: 1 of 1

Location:

8 LANGDON ROAD

Neighborhood: RURAL NORTHWEST

Zoning/Use: RESIDENTIAL
Topography: Steep
Utilities: All Public
Street: Paved

Reference 1: B1181P0168
Reference 2: U-04-012/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 0 50 0 Land Schedule 104

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value and 0.53 Acres-HS Size Adj.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1900, 1960, TYPICAL, GOOD, Above Average, Typical, 67,806.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, Location, 75%, 100%, 100%, 50,854.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include ONE STORY FRAME, ONE STORY FRAME, Open Frame Porch, Wood Deck, 1,185 SFLA.

Summary row: Acpt Land 29,500 Accepted Bldg 72,700 Total 102,200

Neighborhood RURAL NORTHWEST

Zoning/Use RESIDENTIAL
Topography Steep
Utilities All Public
Street Paved

Sale Data
Sale Date 09/10/2010
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B4318P0201
Reference 2 U-04-013/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
0.44	Acres-HS Size Adj	2,800.00	1,232	100%		1,232
Total Acres 0.44			Land Total			29,232

Dwelling Description

Replacement Cost New

Cape Cod	Two Story	528 Sqft	Grade C 100	Base	75,288
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	2010	TYPICAL	TYPICAL	Average	Typical	75,288
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	48,937	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1950	308	D 100	8,934	Fair	42%	100%	100%	3,752
Frame Shed	1965	80	C 100	490	Avq.	71%	100%	100%	348
Frame Shed	1970	64	D 100	337	Poor	36%	100%	100%	121
Wood Deck	2010	474	C 100	4,985	Avq.	92%	100%	100%	4,586
Frame Shed	1940	96	C 100	588	Avq.	65%	100%	100%	382
ONE STORY FRAME	2010	160	C 100	10,042	Avq.	92%	100%	100%	9,239
1,216 SFLA	Outbuilding Total								18,428

Acpt Land 29,200 **Accepted Bldg** 67,400 **Total** 96,600

Name: GAUDETTE, JULIA E

Page 1988

GAUDETTE, MICHAEL

Map/Lot:

U04-014

Account: 1446 Card: 1 of 1

Location:

22 LANGDON ROAD

Neighborhood: RURAL NORTHWEST

Zoning/Use: RESIDENTIAL
Topography: Steep
Utilities: All Public
Street: Paved

Sale Data
Sale Date: 05/11/2021
Sale Price: 135,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B4274P0021
Reference 2: U-04-014/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 104

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value and Acres-HS Size Adj.

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Table with columns: Outbuildings/Additions/Improvements, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Frame Garage, Frame Shed, Open Frame Porch, Unfin Basement.

Acpt Land 28,800 Accepted Bldg 81,000 Total 109,800

Neighborhood	RURAL NORTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 12/08/2009
Topography	Level	Sale Price 0
Utilities	Drilled WellPublic Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B3334P0225 B3979P0093B4078P0141
 Reference 2 U-04-015/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 104

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
0.80	Acres-HS Size Adj	2,800.00	2,240	100%		2,240
Total Acres 0.80						Land Total 30,240

Dwelling Description				Replacement Cost New	
Ranch	One Story	988 Sqft	Grade C 105	Base	97,075
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	3,744
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,361
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1958	0	TYPICAL	TYPICAL	Average	Typical	106,180
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		72%	100% 100%	76,450

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
1 Story/BASEMENT	1958	280	C 105	21,782	Avq.	72%	100%	100%	15,683
Frame Garage	1958	576	C 105	17,318	Avq.	72%	100%	100%	12,469
Wood Deck	1958	384	C 105	4,270	Avq.	72%	100%	100%	3,074
Swimming Pool	1991	1	C 100	5,779	Avq.	99%	100%	100%	5,721
Unfin Basement	1958	576	C 105	2,419	Avq.	72%	100%	100%	1,742
1,268 SFLA						Outbuilding Total			38,689

Acpt Land	30,200	Accepted Bldg	115,100	Total	145,300
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Neighborhood **RURAL NORTHWEST**

Zoning/Use **RESIDENTIAL**
Topography **Steep**
Utilities **All Public**
Street **Paved**

Sale Data
Sale Date **07/01/1992**
Sale Price **26,000**
Sale Type **Land Only**
Financing **Unknown**
Verified **Public Record**
Validity **Arms Length Sale**

Reference 1 **B1800P0334**
Reference 2 **U-04-015/A0 0000000000**
Tran/Land/Bldg **1 1 11**
FARM LAND **0 OPEN SPACE 0**
Exemption(s) **50 0 0 Land Schedule 104**

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000	
0.67	Acres-HS Size Adj	2,800.00	1,876	100%		1,876	
Total Acres 0.67						Land Total	29,876

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,188 Sqft	Grade C 105	Base	153,411
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,578
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,328
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1993	0	TYPICAL	TYPICAL	Average	Typical	158,317			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		86%	100% 100%	136,153			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	1993	308	C 105	3,457	Avq.	86%	100%	100%	2,973
1,782 SFLA						Outbuilding Total			2,973

Acpt Land 29,900 **Accepted Bldg** 139,100 **Total** 169,000

Name: BLAGDON, JOHN L

BLAGDON, GERTRUDE H

Map/Lot:

U04-016

Account: 1449 Card: 1 of 2

Location:

48 LANGDON ROAD

Neighborhood: RURAL NORTHWEST

Zoning/Use: RESIDENTIAL
Topography: Rolling
Utilities: Public Sewer
Street: Paved

Reference 1: B0928P0054
Reference 2: U-04-016/00 0000000000
Tran/Land/Bldg: 8 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): 50 0 0 Land Schedule: 104

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Quantity, Unit, Material, Cost, Total. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 1965, Functional Obsolescence, Economic Obsolescence, and Phys. %.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Encl Frame Porch, Wood Deck, Open Frame Porch, Frame Garage, Swimming Pool, Frame Shed, and 1,144 SFLA.

Acpt Land 36,200 Accepted Bldg 166,000 Total 202,200

WISCASSET

Valuation Report

09/13/2022

Name: **BLAGDON, JOHN L**

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BLAGDON, GERTRUDE H

Map/Lot:

U04-016

Account: 1449 Card: 2 of 2

Location:

48 LANGDON ROAD

Neighborhood **RURAL NORTHWEST**

Zoning/Use **RESIDENTIAL**
Topography **Rolling**
Utilities **All Public**
Street **Paved**

Reference 1 **B0928P0054**
Reference 2 **U-04-016/00 0000000000**
Tran/Land/Bldg **8 1 11**
FARM LAND **0 OPEN SPACE 0**
Exemption(s) **Land Schedule 104**

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1966	208	D	0	Fair	50%	100%	100%	0	
1,144 SFLA									0	
Accpt Land						0	Accepted Bldg		0	
						0	Total		0	

WISCASSET

Valuation Report

09/13/2022

Name: BLAGDON, JOHN L

Page 1993

BLAGDON, GERTRUDE H

Map/Lot:

U04-016

Account: 1449

Location:

48 LANGDON ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	36,200	166,000	202,200	36,200	166,000	202,200
2	0	0	0	0	0	0
TOTAL	36,200	166,000	202,200	36,200	166,000	202,200

Name: CUNNINGHAM, WARD E T/C

Page 1994

CUNNINGHAM, GLENN F

Map/Lot: U04-017

Account: 1450 Card: 1 of 1

Location: 35 LANGDON ROAD

Neighborhood: RURAL NORTHWEST

Zoning/Use: RESIDENTIAL
Topography: Level
Utilities: Public Sewer
Street: Paved

Sale Data
Sale Date: 01/08/2003
Sale Price: 0
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Related Parties

Reference 1: B2978P0204 B2745P0293 01/03
Reference 2: U-04-017/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 104

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Open Frame Porch, 1 Story/BASEMENT, Encl Frame Porch, Frame Shed, 2.00 ST BARN..., Unfin Basement, 1,233 SFLA, and Outbuilding Total.

Acpt Land 39,900 Accepted Bldg 84,200 Total 124,100

Neighborhood	RURAL NORTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 11/04/2011
Topography	Level	Sale Price 0
Utilities	Public Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B2275P0204 B500P0156
 Reference 2 U-04-017/A0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 104

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
0.96	Acres-Rear Land 1-10	2,000.00	1,920	100%		1,920
Total Acres 1.96					Land Total	32,720

Dwelling Description				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade D 100	Base	75,711
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,172
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1982	0	OLD TYPE	Old Type	Fair	Typical	74,539			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		61%	100%	100%			
Value(Rcnld)						45,469			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1982	60	C 100	762	Avg.	80%	100%	100%	610
960 SFLA									610
Outbuilding Total									610

Acpt Land	32,700	Accepted Bldg	46,100	Total	78,800
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WISCASSET
 Name: CORWIN, MATTHEW J/T
 CORWIN, MURIELLE M

Valuation Report

09/13/2022

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Account: 1452 Card: 1 of 1

Map/Lot: U04-018
 Location: 15 LANGDON ROAD

Neighborhood	RURAL NORTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 10/07/2005
Topography	Rolling	Sale Price 263,750
Utilities	Public Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Renovations

Reference 1 B3566P0290
 Reference 2 U-04-018/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 104

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
6.51	Acres-Rear Land 1-10	2,000.00	13,020	100%		13,020
Total Acres 7.51						Land Total 43,820

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,404 Sqft	Grade C 105	Base		137,949
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Damp 3/4 Bmt	Basement		-3,663
Fin. Basement Area	308 Sqft, Grade D	Basement Gar	1 CAR	Fin Bsmt		15,540
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	7	HEARTH		HEARTH		0
Bedrooms	4	Add Fixtures	3			
Baths	1	Half Baths	0	Plumbing		3,578
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1957	0	TYPICAL	TYPICAL	Average	Typical	153,404			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		72%	100%	100%	110,451		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1984	528	C 105	16,170	Avq.	72%	100%	100%	11,642
Swimming Pool	1984	1	C 100	5,779	Avq.	99%	100%	100%	5,721
ONE STORY FRAME	1984	353	C 105	23,262	Avq.	72%	100%	100%	16,749
Frame Garage	2003	780	C 100	21,141	Avq.	90%	100%	100%	19,027
1 & 1/2 STORY FR	2006	740	C 100	58,512	Avq.	92%	100%	100%	53,831
1SGAR/BSMT.....	2008	936	AA105	57,449	Avq.	92%	100%	100%	52,853
2,867 SFLA									Outbuilding Total 159,823
Acpt Land		43,800		Accepted Bldg		270,300		Total 314,100	

WISCASSET
 Name: MCKANE, JENNIFER H J/T
 MCKANE, SUMNER A

Valuation Report

09/13/2022

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Account: 1453 Card: 1 of 1

Map/Lot: U04-019
 Location: 9 LANGDON ROAD

Neighborhood	RURAL NORTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 09/19/2008
Topography	Rolling	Sale Price 185,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4053P0209
 Reference 2 U-04-019/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 104

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
2.63	Acres-Rear Land 1-10	2,000.00	5,260	100%		5,260
Total Acres 3.63						Land Total 36,060

Dwelling Description				Replacement Cost New		
Conventional Exterior	One & 3/4 Story	720 Sqft	Grade B 95	Base		101,647
Dwelling Units	ALUM/VINYL	Masonry Trim	None	Trim		0
	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement		-1,955
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	8	HEARTH				
Bedrooms	4	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1880	0	TYPICAL	TYPICAL	Average	Typical	99,692			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	65%	100%	100%	64,800				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1880	320	B 95	25,902	Avq.	65%	100%	100%	16,836
Finished Attic	1880	320	B 95	5,614	Avq.	65%	100%	100%	3,649
Open Frame Porch	1880	120	B 95	2,905	Avq.	65%	100%	100%	1,888
Frame Garage	1940	660	C 100	18,407	Avq.	65%	100%	100%	11,965
Frame Shed	1970	480	C 100	2,938	Avq.	74%	100%	100%	2,174
1,708 SFLA									Outbuilding Total 36,512
Acpt Land	36,100		Accepted Bldg	101,300		Total	137,400		

Name: SAWYER, DAVID L

Page 1998

SAWYER, SHEILA M

Map/Lot:

U04-020

Account: 1454 Card: 1 of 1

Location:

3 LANGDON ROAD

Neighborhood: RURAL NORTHWEST

Zoning/Use: RESIDENTIAL
Topography: Level
Utilities: All Public
Street: Paved

Reference 1: B0912P0061
Reference 2: U-04-020/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 104

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value and 0.64 Acres-HS Size Adj.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include ONE STORY FRAME, 1 & 1/2 STORY FR, ONE STORY FRAME, Frame Garage, Frame Shed, 1/2S AD/GAR....., Frame Shed, Canopy, 1,814 SFLA.

Summary row: Acpt Land 29,800 Accepted Bldg 153,000 Total 182,800

WISCASSET

Valuation Report

09/13/2022

Name: SAWYER, DAVID L

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SAWYER, SHEILA M

Map/Lot:

U04-020-A

Account: 1455 Card: 1 of 1

Location:

LANGDON ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RESIDENTIAL
Topography Rolling
Utilities NoWater/NoSewer
Street Paved

Reference 1 B1363P0272
Reference 2 U-04-020/A0 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	28,000.00	28,000	100%		28,000
1.00	Acres-HS Size Adj	2,800.00	2,800	100%		2,800
0.82	Acres-Rear Land 1-10	2,000.00	1,640	100%		1,640
Total Acres 1.82					Land Total	32,440

Accpt Land	32,400	Accepted Bldg	0	Total	32,400
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Name: BAILEY, DESIREE M

Page 2000

BAILEY, JOSHUA R

Map/Lot:

U04-021

Account: 1456 Card: 1 of 1

Location: 43 HOOPER STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 11/17/2015
Topography	Level	Sale Price 197,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B1740P0352
 Reference 2 U-04-021/00 0000000000
 Tran/Land/Bldg 8 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	75%	Neighborhood	82,500
1.00	Acres-HS Size Adj	11,000.00	11,000	100%		11,000
0.16	Acres-Rear Land 1-10	2,000.00	320	100%		320
Total Acres 1.16						Land Total 93,820

Dwelling Description				Replacement Cost New	
Cape Cod	One Story	2,050 Sqft	Grade B 100	Base	210,099
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-25,107
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,613
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2006	0	TYPICAL	TYPICAL	Average	Typical	187,605			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		92%	100%	100%	172,597		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2006	504	B 100	17,081	Avq.	92%	100%	100%	15,715
Wood Deck	2006	216	C 100	2,353	Avq.	92%	100%	100%	2,165
Open Frame Porch	2006	1024	B 100	24,110	Avq.	92%	100%	100%	22,181
2,050 SFLA									Outbuilding Total 40,061
Acpt Land		93,800		Accepted Bldg		212,700		Total 306,500	

Neighborhood RURAL WEST

Zoning/Use RESIDENTIAL
 Topography Level
 Utilities All Public
 Street Paved

Sale Data	
Sale Date	07/01/1999
Sale Price	75,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B2476P0317
 Reference 2 U-04-021/A0 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	45,000.00	45,000	180%	Neighborho	81,000
1.00	Acres-Commercial Size Adj	4,500.00	4,500	100%		4,500
1.05	Acres-Commercial Prime	49,500.00	51,975	100%		51,975
Total Acres 2.05						Land Total
						137,475

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
MEDICAL OFF...	1999	6598	B 100	1,214,791	Avq.	88%	100%	100%	1,069,016
PAVING.....	1999	18000	C 100	36,000	Avq.	88%	50%	100%	15,840
Outbuilding Total									1,084,856

Accpt Land	137,500	Accepted Bldg	1,084,900	Total	1,222,400
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Valuation Report

Account: 1429 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood	VILLAGE			Sale Data
Zoning/Use	RESIDENTIAL			Sale Date 12/31/2014
Topography	Level			Sale Price 30,000
Utilities	NoWater/NoSewer			Sale Type Land Only
Street	Paved			Financing Unknown
				Verified Public Record
				Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	75%	Neighborhood	82,500
1.00	Acres-HS Size Adj	11,000.00	11,000	100%		11,000
0.69	Acres-Rear Land 1-10	2,000.00	1,380	100%		1,380
Total Acres 1.69					Land Total	94,880
Acpt Land		94,900	Accepted Bldg		0	Total 94,900

Neighborhood	VILLAGE	Sale Data
Zoning/Use	BUSINESS	Sale Date 03/01/2022
Topography	Level	Sale Price 1,400,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4043P0003
 Reference 2 U-04-022/00 0000000000
 Tran/Land/Bldg 8 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Franchise	225,000	225,000	110%	Corner/Loc	247,500
0.53	Acres-Franchise Size Adj	22,500.00	11,925	110%	Corner/Loc	13,117
					Land Total	260,617

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
CANOPY GD.....	2015	680	C 100	15,715	Avq.	92%	100%	100%	14,458
CONVENIENCE STORE	2004	4400	B 100	410,165	Avq.	91%	100%	100%	373,250
Open Frame Porch	2004	500	C 100	10,354	Avq.	91%	100%	100%	9,422
OFFICE MEZZ	2004	902	B 100	44,811	Avq.	91%	100%	100%	40,778
LOAD DOCK.....	2004	164	C 100	1,871	Avq.	91%	100%	100%	1,703
Wood Deck	2004	48	C 100	640	Avq.	91%	100%	100%	582
Wood Deck	2004	80	C 100	966	Avq.	91%	100%	100%	879
COOLER.....	2004	480	C 100	20,563	Avq.	91%	100%	100%	18,712
PAVING.....	2004	15000	C 100	30,000	Avq.	91%	50%	100%	13,650
MEZZANINE.....	2004	1298	B 100	21,122	Avq.	91%	100%	100%	19,221
Outbuilding Total									492,655
Acpt Land		260,600	Accepted Bldg		492,700	Total			753,300

Neighborhood: RURAL WEST
 Zoning/Use: COMMERCIAL
 Topography: Level
 Utilities: All Public
 Street: Paved

Sale Data
 Sale Date: 05/02/2017
 Sale Price: 180,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B2993P0022 B4009P0103 B4009P0105
 Reference 2: U-04-023/00 0000000000
 Tran/Land/Bldg: 1 1 12
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	45,000.00	45,000	100%		45,000
0.36	Acres-Commercial Size Adj	4,500.00	1,620	100%		1,620
Total Acres 0.36						Land Total
						46,620

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
RESTAURANT	1972	1424	D 100	172,894	Avq-	66%	100%	100%	114,110
PAVING.....	1972	7000	D 100	12,040	Avq-	66%	50%	100%	3,973
RESTAURANT	2017	240	D 100	29,139	Avq.	92%	100%	100%	26,808
Patio	2017	480	D 100	3,287	Avq.	92%	100%	100%	3,024
Frame Shed	2017	48	D 100	253	Avq.	92%	100%	100%	233
Outbuilding Total									148,148

Acpt Land	46,600	Accepted Bldg	148,100	Total	194,700
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Name: RANKIN, THOMAS E

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RANKIN, SUZANNE S

Map/Lot:

U04-024

Account: 2112 Card: 1 of 1

Location:

53 LANGDON ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RESIDENTIAL
Topography Below Street
Utilities Drilled WellPublic Sewer
Street Paved

Sale Data
Sale Date 01/12/2005
Sale Price 90,000
Sale Type Mobile Home
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B3425P0272 B3843P0130
Reference 2 U04-024/00
Tran/Land/Bldg 1 1 2
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 104

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Dwelling Description, Price/Unit, Replacement Cost New, Influence, Value. Rows include Other, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Incomplete, Outbuildings/Additions/Improvements, and Acpt Land.

WISCASSET
 Name: WISCASSET, TOWN OF
 MUNICIPAL BUILDING

Valuation Report

09/13/2022

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Map/Lot:

U05-001

Account: 1460 Card: 1 of 1

Location:

51 BATH ROAD

Neighborhood U.S. RTE 1

Zoning/Use COMMERCIAL
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B0628P0143
 Reference 2 U-05-001/00 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
1.00	Acres-Commercial Size Adj	15,000.00	15,000	100%		15,000
0.96	Acres-Commercial Prime	150,000	144,000	100%		144,000
Total Acres 1.96					Land Total	294,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
OFFICE MASONRY..	1972	7820	C 100	534,888	Avq+	83%	100%	100%	443,957
FIRE STATION ...	0	3128	C 100	177,608	C Gr	83%	100%	100%	147,415
FIRE STATION ...	0	832	C 100	47,241	C Gr	83%	100%	100%	39,210
Encl Frame Porch	0	60	C 100	2,320	C Gr	83%	100%	100%	1,926
Encl Frame Porch	0	72	C 100	2,711	C Gr	83%	100%	100%	2,250
						Outbuilding Total			634,758

Acpt Land	294,000	Accepted Bldg	634,800	Total	928,800
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Neighborhood RURAL WEST
Zoning/Use RESIDENTIAL
Topography Above Street
Utilities All Public
Street Paved

Sale Data
Sale Date 09/22/2006
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B3741P0140
Reference 2 U-05-002/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	180%	Neighborho	64,800
0.55	Acres-HS Size Adj	3,600.00	1,980	100%		1,980
Total Acres 0.55						66,780

Dwelling Description

Replacement Cost New

Ranch	One Story	800 Sqft	Grade C 100	Base	74,860
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-3,976
Fin. Basement Area	220 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,797
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,363
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1977	0	TYPICAL	TYPICAL	Below Average	Typical	82,044		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		
None		None		71%	100%	100%		
						58,251		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Encl Frame Porch	1977	220	C 100	7,544	Avq-	71%	100%	100%
Frame Shed	1960	120	C 100	734	Avq.	69%	100%	100%
800 SFLA							5,862	

Acpt Land 66,800 **Accepted Bldg** 64,100 **Total** 130,900

Neighborhood: RURAL WEST
Zoning/Use: RESIDENTIAL
Topography: Level
Utilities: All Public
Street: Paved

Sale Data
Sale Date: 01/15/2021
Sale Price: 164,900
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B4684P0130
Reference 2: U-05-003/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	180%	Neighborhood	64,800	
0.64	Acres-HS Size Adj	3,600.00	2,304	100%		2,304	
Total Acres 0.64						Land Total	67,104

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	500 Sqft	Grade C 95	Base	58,418
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Wet 1/4 Bmt	Basement	-3,541
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-1,897
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1932	0	OLD TYPE	TYPICAL	Average	Typical	52,980
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	34,437

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1932	228	C 95	13,594	Avq.	65%	100%	100%	8,836
Open Frame Porch	1932	126	C 95	2,642	Avq.	65%	100%	100%	1,717
Wood Deck	1932	36	C 95	491	Avq.	65%	100%	100%	319
978 SFLA						Outbuilding Total			10,872

Acpt Land 67,100 **Accepted Bldg** 45,300 **Total** 112,400

Account: 2602 Card: 1 of 1

Map/Lot: U05-004
 Location: CHURCHILL STREET

Neighborhood: RURAL WEST

Zoning/Use: RESIDENTIAL
 Topography: Steep
 Utilities: All Public
 Street: Paved

Reference 1: B3699P0307

Reference 2: U-05-004

Tran/Land/Bldg: 0 1 15

FARM LAND: 0 OPEN SPACE: 0

Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	180%	Neighborho	64,800
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
6.55	Acres-Rear Land 11-20	1,000.00	6,550	100%		6,550
Total Acres 17.55			Land Total			94,950

Acpt Land 95,000 **Accepted Bldg** 0 **Total** 95,000

WISCASSET
 Name: CHURCHILL LAND DEVELOPMENT, LLC

Valuation Report

09/13/2022

Page 2010

Map/Lot:

U05-004-A

Account: 1464 Card: 1 of 1

Location:

CHURCHILL STREET

Neighborhood RURAL WEST

Sale Data	
Sale Date	06/29/2006
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use RESIDENTIAL
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B3699P0307
 Reference 2 U-05-004/A0 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	180%	Neighborho	64,800
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
3.00	R 20+-Rear 20+	500.00	1,500	100%		1,500
Total Acres 24.00					Land Total	99,900

Acpt Land	99,900	Accepted Bldg	0	Total	99,900
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Neighborhood RURAL WEST

Zoning/Use RESIDENTIAL
Topography Steep
Utilities All Public
Street Paved

Sale Data
Sale Date 07/22/2020
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4597P0206
Reference 2 U-05-004/B 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	180%	Neighborhood	64,800
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.45	Acres-Rear Land 1-10	2,000.00	900	100%		900
Total Acres 1.45						Land Total 69,300

Dwelling Description

Replacement Cost New

Colonial	Two Story	1,188 Sqft	Grade B 100	Base	218,574
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	0
Rooms	10	HEARTH			
Bedrooms	5	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,226
Attic	1/2 Finished			Attic	7,861
FirePlaces	2			Fireplace	7,840
Insulation	Capped Only			Insulation	-388
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1856	2013	OLD TYPE	Old Type	Above Average	Typical	239,113			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
COND/DES/UTIL...		None		75%	55%	100%			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1856	12	B 100	543	Avq-	57%	50%	100%	155
1.5 Story/BSMT	1856	540	B 100	56,138	V.G.	85%	50%	100%	23,859
Open Frame Porch	1856	252	B 100	6,132	Avq-	57%	40%	100%	1,398
Frame Garage	1950	572	C 100	16,402	Avq.	65%	100%	100%	10,661
1.50 ST BARN....	1800	832	C 100	33,652	Avq.	65%	100%	100%	21,874
3,186 SFLA						Outbuilding Total			57,947
Acpt Land		69,300		Accepted Bldg		156,600		Total	225,900

Name: KAPLAN, CHERYL ANN J/T

Page 2012

KAPLAN, RANDALL

Map/Lot:

U05-005

Account: 1465 Card: 1 of 1

Location: 24 CHURCHILL STREET

Neighborhood: RURAL WEST

Zoning/Use: RESIDENTIAL
Topography: Above Street
Utilities: All Public
Street: Paved

Sale Data
Sale Date: 11/01/2000
Sale Price: 99,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B3259P0201 (03/04)
Reference 2: U-05-005/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): 0 50 0 Land Schedule: 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value and 0.29 Acres-HS Size Adj.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Spec, Condition, Replacement Cost, Value. Rows include Conventional Exterior Dwelling Units, Foundation, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Summary table for Dwelling Condition with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Values include 1890, 0, TYPICAL, TYPICAL, Average, Typical, 52,138.

Table for Outbuildings/Additions/Improvements with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include 1.5 Story/BSMT, 1.75 Story/BSMT, ONE STORY FRAME, Frame Garage, Frame Shed, 1,503 SFLA.

Acpt Land 65,800 Accepted Bldg 76,100 Total 141,900

Name: CUMMING, WILLIAM A

CUMMING, JOAN D

Map/Lot:

U05-006

Account: 1466 Card: 1 of 1

Location:

32 CHURCHILL STREET

Neighborhood: RURAL WEST

Zoning/Use: RESIDENTIAL
Topography: Above Street
Utilities: All Public
Street: Paved

Reference 1: B0756P0099
Reference 2: U-05-006/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Price/Unit, Condition, Replacement Cost New, Value. Rows include Colonial Exterior, Foundation, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Includes Functional and Economic Obsolescence, and Outbuildings/Improvements table with columns for Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, and Value.

Acpt Land

68,900

Accepted Bldg

154,300 Total

223,200

WISCASSET
 Name: LIPPERT, TIMOTHY A
 LIPPERT, SUSAN S

Valuation Report

09/13/2022

Page 2014

Account: 1467 Card: 1 of 1

Map/Lot: U05-007
 Location: 38 CHURCHILL STREET

Neighborhood: RURAL WEST

Zoning/Use: RESIDENTIAL
 Topography: Above Street
 Utilities: All Public
 Street: Paved

Reference 1: B0962P0262
 Reference 2: U-05-007/00 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	180%	Neighborho	64,800
0.46	Acres-HS Size Adj	3,600.00	1,656	100%		1,656
Total Acres 0.46						Land Total 66,456

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	384 Sqft	Grade C 95	Base	45,762
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-1,813
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	3		
Baths	2	Half Baths	0	Plumbing	6,475
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	1995	GOOD	GOOD	Average	Typical	50,424
Functional Obsolescence						Value(Rcnld)
None						32,776

Outbuildings/Additions/Improvements				Condition			Layout			Total
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
TWO STORY FRAME	1995	576	C 95	55,973	Avq.	65%	100%	100%	36,382	
1.50 ST BARN....	1920	520	C 100	22,714	Avq-	57%	100%	100%	12,947	
Frame Shed	1920	208	D 100	1,095	Avq-	57%	100%	100%	624	
Wood Deck	2002	96	C 100	1,129	Avq.	90%	100%	100%	1,016	
Wood Deck	2002	192	C 100	2,108	Avq.	90%	100%	100%	1,897	
Frame Shed	1860	96	C 95	559	Avq.	65%	100%	100%	363	
Outbuilding Total									53,229	

Acpt Land 66,500 **Accepted Bldg** 86,000 **Total** 152,500

Name: RINES, PETER L J/T

SMITH, JAMES L

Map/Lot:

U05-008

Account: 1468 Card: 1 of 1

Location: 46 CHURCHILL STREET

Neighborhood RURAL WEST

Zoning/Use RESIDENTIAL
Topography Above Street
Utilities All Public
Street Paved

Sale Data
Sale Date 12/16/2011
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Partial Interest

Reference 1 B4473P0004 B4473P0005
Reference 2 U-05-008/00 0000000000
Tran/Land/Bldg 7 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.47 Acres-HS Size Adj, and Total Acres 0.47.

Dwelling Description

Replacement Cost New

Table with 5 columns: Description, Material/Type, Area/Value, Condition, Replacement Cost. Rows include Conventional Exterior Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, and Outbuildings/Improvements.

Acpt Land

66,500

Accepted Bldg

93,600

Total

160,100

Neighborhood RURAL WEST

Zoning/Use RESIDENTIAL
Topography Level
Utilities All Public
Street Paved

Reference 1 B1944P0284
Reference 2 U-05-009/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	180%	Neighborho	64,800
0.26	Acres-HS Size Adj	3,600.00	936	100%		936
Total Acres 0.26						65,736

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	612 Sqft	Grade C 95	Base	69,358
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet 1/2 Bmt	Basement	-2,890
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,238
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,238
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1920	0	TYPICAL	Old Type	Fair	Typical	68,468	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		42%	100%	100%	28,757

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
ONE STORY FRAME	1920	416	C 95	24,803	Fair	42%	100%	100%	10,417
Open Frame Porch	1920	240	C 95	4,835	Fair	42%	100%	100%	2,031
Frame Shed	1920	234	D 100	1,232	Poor	25%	100%	100%	308
1,334 SFLA						Outbuilding Total			12,756

Acpt Land	65,700	Accepted Bldg	41,500	Total	107,200
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WISCASSET
 Name: CHURCHILL LAND DEVELOPMENT, LLC

Valuation Report

09/13/2022

Page 2017

Account: 1470 Card: 1 of 1

Map/Lot: U05-009-A
 Location: CHURCHILL STREET

Neighborhood: RURAL WEST
 Zoning/Use: RESIDENTIAL
 Topography: Level
 Utilities: All Public
 Street: Paved

Sale Data
 Sale Date: 06/29/2006
 Sale Price: 0
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B3699P0307
 Reference 2: U-05-009/A0 0000000000
 Tran/Land/Bldg: 1 1 15
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Base Homesite Value	36,000.00	72,000	180%	Neighborho	129,600
2.00	Acres-HS Size Adj	3,600.00	7,200	100%		7,200
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
6.00	R 20+-Rear 20+	500.00	3,000	100%		3,000
Total Acres 28.00					Land Total	169,800

Acpt Land 169,800 **Accepted Bldg** 0 **Total** 169,800

Valuation Report

Map/Lot:

U05-009-A1

Account: 1471 Card: 1 of 1

Location:

54 CHURCHILL STREET

Neighborhood: RURAL WEST
Zoning/Use: RESIDENTIAL
Topography: Above Street
Utilities: All Public
Street: Paved

Sale Data
Sale Date: 10/29/2010
Sale Price: 260,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B4335P0042
Reference 2: U-05-009/A1 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	180%	Neighborhood	64,800
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.02	Acres-Rear Land 1-10	2,000.00	40	100%		40
Total Acres 1.02			Land Total			68,440

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,104 Sqft	Grade B 95	Base	148,334
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	432 Sqft, Grade C	Basement Gar	None	Fin Bsmt	19,237
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,205
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,578
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1993	0	TYPICAL	TYPICAL	Average	Typical	179,354			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		86%	100% 100%	154,244			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
1 Story/BASEMENT	1993	160	B 95	12,950	Avq.	86%	100%	100%	11,137
Frame Garage	1993	576	C 100	16,493	Avq.	85%	100%	100%	14,019
Patio	1993	280	C 100	2,292	Avq.	85%	100%	100%	1,948
1,816 SFLA						Outbuilding Total			27,104
Acpt Land		68,400		Accepted Bldg		181,300		Total	249,700

Valuation Report

Map/Lot: U05-010

Account: 1472 Card: 1 of 1

Location: CHURCHILL STREET

Neighborhood RURAL WEST

Zoning/Use RESIDENTIAL
 Topography Level
 Utilities All Public
 Street Paved

Sale Data	
Sale Date	06/29/2006
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B3699P0307
 Reference 2 U-05-010/00 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.52	Acres-Rear Land 1-10	2,000.00	1,040	180%	Access	1,872
Total Acres 0.52				Land Total		1,872

Acpt Land	1,900	Accepted Bldg	0	Total	1,900
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WISCASSET
 Name: WISCASSET, TOWN OF
 POWDER HOUSE

Valuation Report

09/13/2022

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Account: 1473 Card: 1 of 1

Map/Lot: U05-011
 Location: 68 CHURCHILL STREET

Neighborhood RURAL WEST

Zoning/Use RESIDENTIAL
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B0083P0110
 Reference 2 U-05-011/00 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	180%	Neighborho	64,800	
0.01	Acres-HS Size Adj	3,600.00	36	100%		36	
Total Acres 0.01					Land Total	64,836	
Acpt Land		64,800	Accepted Bldg		0	Total	64,800

WISCASSET
 Name: BLAGDEN, ROBERT L

Valuation Report

09/13/2022

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Map/Lot: U05-012

Account: 1474 Card: 1 of 1

Location: CHURCHILL STREET

Neighborhood: RURAL WEST
 Zoning/Use: RESIDENTIAL
 Topography: Level
 Utilities: All Public
 Street: Paved

Sale Data
 Sale Date: 11/14/2006
 Sale Price: 0
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B3770P0168
 Reference 2: U-05-012/00 0000000000
 Tran/Land/Bldg: 6 1 15
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 103

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	90%	Size/Shape	32,400	
0.74	Acres-HS Size Adj	3,600.00	2,664	100%		2,664	
Total Acres 0.74					Land Total	35,064	
Acpt Land		35,100	Accepted Bldg		0	Total	35,100

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 11/14/2006
Topography	Steep	Sale Price 0
Utilities		Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B3770P0168
 Reference 2 U-05-013/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	180%	Neighborho	64,800
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
2.52	Acres-Rear Land 1-10	2,000.00	5,040	100%		5,040
Total Acres 3.52			Land Total			73,440

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	544 Sqft	Grade B 95	Base		70,899
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement		-2,954
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	6	HEARTH				
Bedrooms	2	Add Fixtures	0			
Baths	0	Half Baths	1	Plumbing		-1,241
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout					Total
1890	0	OLD TYPE	Old Type	Fair	Typical					66,704
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		42%	90%	100%	25,214			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
ONE STORY FRAME	1890	440	B 95	30,168	Fair	42%	90%	100%	11,404	
Frame Shed	1890	120	B 95	802	Fair	42%	90%	100%	303	
Frame Garage	1890	240	B 95	9,657	Fair	42%	90%	100%	3,650	
1.75 ST GARAGE..	1952	864	C 100	60,350	Avq.	65%	100%	100%	39,228	
1,256 SFLA	Outbuilding Total								54,585	

Acpt Land	73,400	Accepted Bldg	79,800	Total	153,200
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Name: GEORGE, JAMES H., TRUSTEE

SARA A. GEORGE TRUST

Map/Lot:

U05-014

Account: 1476 Card: 1 of 1

Location:

16 WILLOW LANE

Neighborhood RURAL WEST

Zoning/Use RESIDENTIAL
 Topography Rolling
 Utilities Public Sewer
 Street Paved

Sale Data
 Sale Date 04/01/1992
 Sale Price 117,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B1770P0207 B4585P0298

Reference 2 U-05-014/00 0000000000

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) 4 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.08	Acres-Rear Land 1-10	2,000.00	160	100%		160
Total Acres 1.08						Land Total 39,760

Dwelling Description

Replacement Cost New

Cape Cod	One Story	864 Sqft	Grade B 95	Base	84,121
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet None	Basement	-9,383
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,723
Attic	Full Finished			Attic	11,921
FirePlaces	2			Fireplace	7,448
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1820	1952	TYPICAL	TYPICAL	Average	Typical	97,830			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
LAYOUT.....		None		65%	90% 100%	57,231			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1952	880	B 95	60,337	Avq.	65%	90%	100%	35,297
Unfin Basement	1952	660	B 95	2,884	Avq.	65%	90%	100%	1,688
Open Frame Porch	1952	164	B 95	3,878	Avq.	65%	90%	100%	2,269
Frame Garage	1952	528	B 95	16,824	Avq.	65%	90%	100%	9,842
Wood Deck	1980	136	B 95	1,680	Avq.	65%	90%	100%	983
Wood Deck	1980	192	B 95	2,303	Avq.	65%	90%	100%	1,347
1,744 SFLA						Outbuilding Total			51,426
Acpt Land		39,800	Accepted Bldg		108,700	Total		148,500	

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 01/17/2022
Topography	Level	Sale Price 171,500
Utilities	Public Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B2491P0310
Reference 2	U-05-015/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.53	Acres-Rear Land 1-10	2,000.00	1,060	100%		1,060
Total Acres 1.53					Land Total	40,660

Dwelling Description				Replacement Cost New	
Cape Cod	One & 3/4 Story	725 Sqft	Grade C 105	Base	98,371
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1951	0	TYPICAL	TYPICAL	Average	Typical	98,371				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	69%	100%	100%	67,876					
Outbuildings/Additions/Improvements						Value				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Encl Frame Porch	1951	60	C 105	2,436	Avq.	69%	100%	100%	1,681	
Wood Deck	1978	54	C 105	736	Avq.	69%	100%	100%	508	
BSMT ENTRY.....	1951	42	C 105	540	Avq.	69%	100%	100%	373	
1,269 SFLA						Outbuilding Total		2,562		
Accpt Land		40,700		Accepted Bldg		70,400		Total		111,100

Neighborhood RURAL WEST

Zoning/Use RESIDENTIAL
 Topography Level
 Utilities Drilled WellPublic Sewer
 Street Paved

Reference 1 B0643P0118
 Reference 2 U-05-016/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
2.35	Acres-Rear Land 1-10	2,000.00	4,700	100%		4,700
					Land Total	44,300

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story BRICK/STONE 1 OTHER Units-0	725 Sqft Masonry Trim Roof Cover	Grade B 95 None Asphalt Shingles	Base Trim Roof	124,235 0 0 0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,578
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1925	0	TYPICAL	TYPICAL	Below Average	Typical	129,813
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		57%	100%	100%
						73,993

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1925	126	B 95	4,888	Avq-	57%	100%	100%	2,786
Frame Shed	1925	200	E 100	906	Poor	25%	100%	100%	226
Wood Deck	1975	96	D 100	971	Avq-	67%	100%	100%	651
Frame Garage	1985	576	C 100	16,493	Avq.	81%	100%	100%	13,359
1,450 SFLA									17,022
								Outbuilding Total	17,022

Acpt Land 44,300 **Accepted Bldg** 91,000 **Total** 135,300

WISCASSET
Name: FOYE, LOIS E

Valuation Report

09/13/2022

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Map/Lot:

U05-017

Account: 1479 Card: 1 of 1

Location:

WILLOW LANE

Neighborhood RURAL WEST

Zoning/Use RESIDENTIAL
Topography Above Street Steep
Utilities No Water/No Sewer
Street Paved

Reference 1 B1109P0144
Reference 2 U-05-017/00 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.41	Acres-Rear Land 1-10	2,000.00	820	100%		820
Total Acres 1.41					Land Total	40,420

Acpt Land	40,400	Accepted Bldg	0	Total	40,400
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WISCASSET
 Name: WISCASSET, TOWN OF
 PUMP STATION #12

Valuation Report

09/13/2022

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Account: 1480 Card: 1 of 1

Map/Lot:
 Location:

U05-017-A
 40 WILLOW LANE

Neighborhood RURAL WEST

Zoning/Use RESIDENTIAL
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B1109P0146
 Reference 2 U-05-017/A0 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
0.08	Acres-HS Size Adj	3,600.00	288	100%		288	
Total Acres 0.08					Land Total	36,288	
Acpt Land		36,300	Accepted Bldg		0	Total	36,300

Name: MCLEOD(TRUSTEE), KEITH L

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MCLEOD(TRUSTEE), PATRICIA A

Map/Lot:

U05-017-B

Account: 1481 Card: 1 of 1

Location:

52 WILLOW LANE

Neighborhood RURAL WEST

Zoning/Use RESIDENTIAL
Topography Above StreetLevel
Utilities Drilled WellPublic Sewer
Street Paved

Sale Data
Sale Date 12/01/1999
Sale Price 135,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2526P0221
Reference 2 U-05-017/B0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 1.00 Acres-HS Size Adj, 1.11 Acres-Rear Land 1-10, and Total Acres 2.11.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, 1992, 2002, TYPICAL, 86%, 100%, 100%, 137,563, and various Outbuildings/Improvements.

Acpt Land

41,800

Accepted Bldg

211,000 Total

252,800

Neighborhood: RURAL WEST
Zoning/Use: RESIDENTIAL
Topography: Rolling
Utilities: Septic System Dugwell/Lake
Street: Paved

Reference 1: B1109P0144
Reference 2: U-05-017/C0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
2.60	Acres-Rear Land 1-10	2,000.00	5,200	100%		5,200
Total Acres 3.60					Land Total	44,800

Dwelling Description

Replacement Cost New

Colonial	Two Story	760 Sqft	Grade B 95	Base	132,837
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-4,127
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-4,421
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,578
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1860	0	OLD TYPE	TYPICAL	Fair	Typical	129,867			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
COND/DES/UTIL...		None		42%	80%	100%			
Value(Rcnld)						43,635			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1860	72	B 95	2,962	Fair	42%	80%	100%	995
Frame Garage	1950	384	B 95	13,241	Fair	42%	80%	100%	4,449
1,520 SFLA									
Outbuilding Total									5,444
Acpt Land		44,800		Accepted Bldg		49,100		Total	93,900

Name: GAGNON, PETER M

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GAGNON, BETHANY M

Map/Lot:

U05-017-D

Account: 1483 Card: 1 of 1

Location:

68 WILLOW LANE

Neighborhood: RURAL WEST

Zoning/Use: RESIDENTIAL
Topography: Above Street Steep
Utilities: Drilled Well Public Sewer
Street: Paved

Sale Data
Sale Date: 12/13/2019
Sale Price: 319,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B2737P0231
Reference 2: U-05-017/D0 0000000000
Tran/Land/Bldg: 8 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): 50 0 0 Land Schedule: 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Price/Unit, Grade, Replacement Cost New, Value. Rows include Colonial, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, and Value(Rcnld).

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include ONE STORY FRAME, Open Frame Porch, Encl Frame Porch, 1/2S AD/GAR, Wood Deck, Patio, 1.50 ST GARAGE, Finished Attic, and 2,352 SFLA.

Acpt Land: 43,300 Accepted Bldg: 271,900 Total: 315,200

Valuation Report

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 08/01/2016
Topography	Rolling	Sale Price 85,000
Utilities	Drilled WellPublic Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Other Non Valid

Reference 1 B2505P0069 B4294P0052
 Reference 2 52U-05-018/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
0.64	Acres-HS Size Adj	3,600.00	2,304	100%		2,304
Total Acres 0.64						Land Total 38,304

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,040 Sqft	Grade C 105	Base		102,184
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Damp Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	6	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1967	0	TYPICAL	TYPICAL	Average	Typical	102,184
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		76%	100% 100%	77,660

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1967	30	C 105	479	Avq.	76%	100%	100%	364
Frame Shed	1972	192	C 105	1,234	Avq.	76%	100%	100%	938
ONE STORY FRAME	2004	168	C 105	11,071	Avq.	76%	100%	100%	8,414
Wood Deck	2004	126	C 100	1,435	Avq.	91%	100%	100%	1,306
1,208 SFLA									Outbuilding Total 11,022

Acpt Land	38,300	Accepted Bldg	88,700	Total	127,000
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Name: KELLEY, MILTON A

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KELLEY, ROBERTA R

Map/Lot:

U05-019

Account: 1485 Card: 1 of 1

Location: 53 GARDINER ROAD

Neighborhood: RURAL WEST

Zoning/Use: RESIDENTIAL
Topography: Rolling
Utilities: All Public
Street: Paved

Sale Data
Sale Date: 08/08/2001
Sale Price: 115,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B2719P0023
Reference 2: U-05-019/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 2 0 Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.81 Acres-HS Size Adj, and Total Acres 0.81.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Quantity, Unit, Material, Replacement Cost, Value. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1965, 0 TYPICAL, Average, Typical, 109,322, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld), 81,992.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include 1 Story/BASEMENT, Frame Garage, Wood Deck, Wood Deck, and Patio.

Acpt Land 67,700 Accepted Bldg 99,400 Total 167,100

WISCASSET
 Name: WISCASSET, TOWN OF

Valuation Report

09/13/2022

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Map/Lot:
 Location:

U05-019-A
 GARDINER ROAD

Account: 1486 Card: 1 of 1

Neighborhood VILLAGE

Zoning/Use BUSINESS
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B1340P0348
 Reference 2 U-05-019/A0 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	110,000	110,000	95%		104,500	
0.59	Acres-HS Size Adj	11,000.00	6,490	100%		6,490	
Total Acres 0.59					Land Total	110,990	
Acpt Land		111,000	Accepted Bldg		0	Total	111,000

Neighborhood RURAL WEST

Zoning/Use COMMERCIAL
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 01/15/2020
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B1108P0025 B4740P0176

Reference 2 U-05-019/B0 0000000000

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	45,000.00	45,000	100%		45,000
0.54	Acres-Commercial Size Adj	4,500.00	2,430	100%		2,430
					Land Total	47,430

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
GARAGE FRAME ..	1970	1008	C 100	39,660	Fair	52%	100%	100%	20,623
OFFICE MEZZ	0	240	C 100	10,368	Avq.	65%	100%	100%	6,739
Outbuilding Total									27,362

Acpt Land 47,400 **Accepted Bldg** 27,400 **Total** 74,800

Neighborhood RURAL WEST

Zoning/Use COMMERCIAL
Topography Rolling
Utilities All Public
Street Paved

Sale Data
Sale Date 09/18/2018
Sale Price 125,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1 B2477P0165
Reference 2 U-05-020/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	45,000.00	45,000	180%	Neighborho	81,000
0.99	Acres-Commercial Size Adj	4,500.00	4,455	100%		4,455
Total Acres 0.99						85,455

Dwelling Description

Replacement Cost New

Ranch	One Story	1,204 Sqft	Grade C 100	Base	114,918
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,272
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,105
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1960	0	TYPICAL	TYPICAL	Average	Typical	122,295			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		Location		73%	100% 100%	89,275			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1968	392	C 100	24,602	Avq.	73%	100%	100%	17,959
1 Story/BASEMENT	1960	160	C 100	11,854	Avq.	73%	100%	100%	8,653
Wood Deck	2017	160	C 100	1,782	Avq.	92%	100%	100%	1,639
Frame Shed	1988	80	C 100	490	Avq.	83%	100%	100%	407
Wood Deck	2015	48	C 100	640	Avq.	92%	100%	100%	589
1,756 SFLA									
Outbuilding Total									29,247

Acpt Land 85,500 **Accepted Bldg** 118,500 **Total** 204,000

WISCASSET
 Name: THE, N.A. FIRST

Valuation Report

09/13/2022

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Account: 2664 Card: 1 of 1

Map/Lot:
 Location:

U05-020-A
 GARDINER ROAD

Neighborhood: RURAL WEST

Zoning/Use: COMMERCIAL
 Topography: Rolling
 Utilities: Public SewerDrilled Well
 Street: Paved

Reference 1: B2477P0165
 Reference 2: U-05-020/00 0000000000

Tran/Land/Bldg: 1 1 11

FARM LAND: 0 OPEN SPACE: 0

Exemption(s): Land Schedule 103

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Commercial	45,000.00	45,000	100%		45,000	
0.14	Acres-Commercial Size Adj	4,500.00	630	100%		630	
Total Acres 0.14					Land Total	45,630	
Acpt Land		45,600	Accepted Bldg		0	Total	45,600

WISCASSET

Valuation Report

09/13/2022

Name: FIRST NATIONAL BANK
OF DAMARISCOTTA

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Account: 1489 Card: 1 of 1

Map/Lot:
Location:

U05-021
39 GARDINER ROAD

Neighborhood: RURAL WEST

Zoning/Use: COMMERCIAL
Topography: Below Street
Utilities: All Public
Street: Paved

Reference 1: B1429P0037
Reference 2: U-05-021/00 0000000000
Tran/Land/Bldg: 1 2 12
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Commercial	45,000.00	45,000	180%	Neighborho	81,000	
1.00	Acres-Commercial Size Adj	4,500.00	4,500	100%		4,500	
1.03	Acres-Commercial Prime	49,500.00	50,985	100%		50,985	
Total Acres 2.03						Land Total	136,485

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
BSMT BANK.....	1988	2376	B 110	146,801	Avq.	83%	150%	100%	182,768
BANK WD AV.....	0	2376	B 110	273,475	Avq.	65%	150%	100%	266,638
BANK WD AV.....	0	950	B 110	119,062	Avq.	65%	150%	100%	116,085
Open Frame Porch	0	28	B 110	1,007	Avq.	65%	150%	100%	982
Open Frame Porch	0	24	B 110	905	Avq.	65%	150%	100%	882
CANOPY GD.....	0	384	B 110	11,226	Avq.	65%	150%	100%	10,946
PAVING.....	0	15000	C 100	30,000	Avq.	65%	50%	100%	9,750
Outbuilding Total									588,051

Acpt Land	136,500	Accepted Bldg	588,100	Total	724,600
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Valuation Report

Map/Lot: U05-022

Account: 1490 Card: 1 of 1

Location: 29 GARDINER ROAD

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 12/19/2012
Topography	Level	Sale Price 140,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B4612P0261
 Reference 2 U-05-022/00 0000000000
 Tran/Land/Bldg 8 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	180%	Neighborhood	64,800
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.51	Acres-Rear Land 1-10	2,000.00	1,020	100%		1,020
Total Acres 1.51			Land Total			69,420

Dwelling Description				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,000 Sqft	Grade C 105	Base	135,684
Exterior	COMPOSITION	Masonry Trim	48Sqft	Trim	215
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,386
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,361
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1958	0	TYPICAL	TYPICAL	Average	Typical	143,646				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	Location	72%	100%	95%	98,254					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Open Frame Porch	1958	8	C 105	411	Avq.	72%	100%	95%	281	
Open Frame Porch	1958	108	C 105	2,537	Avq.	72%	100%	95%	1,736	
1 Story/BASEMENT	1958	302	C 105	23,494	Avq.	72%	100%	95%	16,070	
Frame Garage	1958	576	C 105	17,318	Avq.	68%	100%	95%	11,187	
Wood Deck	2004	108	C 105	1,315	Avq.	72%	100%	95%	900	
2,052 SFLA									Outbuilding Total	30,174
Acpt Land		69,400		Accepted Bldg		128,400		Total	197,800	

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 11/05/2012
Topography	Rolling	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1	B4591P0133		
Reference 2	U-05-022/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	180%	Neighborho	64,800
0.60	Acres-HS Size Adj	3,600.00	2,160	100%		2,160
Total Acres 0.60				Land Total		66,960

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,561 Sqft	Grade C 105	Base	153,374
Exterior	ALUM/VINYL	Masonry Trim	177Sqft	Trim	792
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	156 Sqft, Grade D	Basement Gar	None	Fin Bsmt	5,974
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,578
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	0	TYPICAL	TYPICAL	Above Average	Typical	163,718
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	Location	89%	100%	95%	138,424	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1983	420	C 105	13,587	Avq+	89%	100%	95%	11,487
Wood Deck	1983	649	C 105	7,108	Avq+	89%	100%	95%	6,010
Frame Shed	2005	120	C 100	734	Avq+	96%	100%	95%	670
Open Frame Porch	1983	84	C 105	2,026	Avq+	89%	100%	95%	1,713
1,561 SFLA									19,880

Acpt Land	67,000	Accepted Bldg	158,300	Total	225,300
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Name: TRYBUS, TUCKER J

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TRYBUS, ABIGAIL L

Map/Lot:

U05-023

Account: 1492 Card: 1 of 1

Location: 87 CHURCHILL STREET

Neighborhood: RURAL WEST

Zoning/Use: RESIDENTIAL
Topography: Level
Utilities: Drilled WellPublic Sewer
Street: Paved

Sale Data
Sale Date: 06/02/2021
Sale Price: 223,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B3351P0109 (08/04)
Reference 2: U-05-023/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Replacement Cost New, and Value. Rows include Conventional Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 1850, Renovated 0, Kitchens OLD TYPE, Baths TYPICAL, Condition Average, Layout Typical, Total 78,873.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include ONE STORY FRAME, Frame Garage, Wood Deck, and 1,134 SFLA.

Acpt Land 68,600 Accepted Bldg 78,700 Total 147,300

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 08/31/2016
Topography	Level	Sale Price 197,500
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4675P0009
 Reference 2 U-05-024/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	180%	Neighborhood	64,800
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.36	Acres-Rear Land 1-10	2,000.00	720	100%		720
Total Acres 1.36						Land Total 69,120

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	578 Sqft	Grade B 95	Base		81,600
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water C	Cooling	0% None	Heat		0
Rooms	7	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		3,723
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1880	0	TYPICAL	TYPICAL	Above Average	Typical	85,323			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		Location		75%	100%	95%	60,793		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1880	877	B 95	60,132	Avq+	75%	100%	95%	42,844
Encl Frame Porch	1880	186	B 95	7,028	Avq+	75%	100%	95%	5,007
Wood Deck	1880	248	B 95	2,928	Avq+	75%	100%	95%	2,086
Frame Garage	1949	540	C 100	15,673	Avq.	65%	100%	95%	9,678
Frame Shed	1958	100	C 100	612	Avq.	68%	100%	95%	395
Open Frame Porch	2016	96	B 95	2,374	Avq.	92%	100%	95%	2,075
1,889 SFLA									62,085
						Outbuilding Total		62,085	
Acpt Land		69,100		Accepted Bldg		122,900		Total 192,000	

Name: PUTERBAUGH, TIFFANY E

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PUTERBAUGH, JAMES M

Map/Lot: U05-025

Account: 1494 Card: 1 of 1

Location: 65 CHURCHILL STREET

Neighborhood: RURAL WEST

Zoning/Use: RESIDENTIAL
 Topography: Level
 Utilities: All Public
 Street: Paved

Sale Data
 Sale Date: 12/10/2019
 Sale Price: 199,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B3013P0312 12/02
 Reference 2: U-05-025/00 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	180%	Neighborhood	64,800
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.40	Acres-Rear Land 1-10	2,000.00	800	100%		800
Total Acres 1.40					Land Total	69,200

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 1/2 Story ALUM/VINYL 1 OTHER Units-0	744 Sqft Masonry Trim Roof Cover	Grade B 95 None Asphalt Shingles	Base Trim Roof	99,964 0 0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1870	0	TYPICAL	TYPICAL	Average	Typical	102,446			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	Location	65%	100%	95%	63,260				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1870	240	B 95	19,427	Avq.	65%	100%	95%	11,997
Unfinished Attic	1870	240	B 95	1,143	Avq.	65%	100%	95%	706
ONE STORY FRAME	1870	240	B 95	16,455	Avq.	65%	100%	95%	10,161
1.50 ST BARN....	1870	1128	B 95	48,102	Avq.	65%	100%	95%	29,703
1,596 SFLA						Outbuilding Total			52,567

Acpt Land 69,200 **Accepted Bldg** 115,800 **Total** 185,000

Account: 2148 Card: 1 of 1

Location: 59 CHURCHILL STREET

Neighborhood: RURAL WEST
 Zoning/Use: RESIDENTIAL
 Topography: Level
 Utilities: All Public
 Street: Paved

Sale Data
 Sale Date: 10/12/2004
 Sale Price: 57,500
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B3376P0136
 Reference 2: U-05-025-A SER #6452
 Tran/Land/Bldg: 1 1 2
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	180%	Neighborhood	64,800
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.27	Acres-Rear Land 1-10	2,000.00	540	100%		540
Total Acres 1.27						Land Total 68,940

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,680 Sqft	Grade D 100	Base	96,570
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-15,387
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,680	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2000	0	TYPICAL	TYPICAL	Average	Typical	84,114	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcld)
None		None		89%	100%	100%	74,861

Acpt Land 68,900 **Accepted Bldg** 74,900 **Total** 143,800

Name: DIPERRI, JR., CHARLES J.

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DIPERRI, GEORGEANN R

Map/Lot:

U05-026

Account: 1496 Card: 1 of 1

Location: 49 CHURCHILL STREET

Neighborhood: RURAL WEST

Zoning/Use: RESIDENTIAL
Topography: Level
Utilities: All Public
Street: Paved

Reference 1: B1582P0290
Reference 2: U-05-026/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Quantity, Unit, Material, Replacement Cost, Value. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes sub-section for Outbuildings/Additions/Improvements with columns for Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, and Value Rcnld.

Acpt Land

71,000

Accepted Bldg

215,400 Total

286,400

Name: DIPERRI, JR., CHARLES J.

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DIPERRI, GEORGEANN R

Map/Lot:

U05-026-A

Account: 1497 Card: 1 of 1

Location:

18 GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use COMMERCIAL
Topography Level
Utilities All Public
Street Paved

Reference 1 B1472P0185
Reference 2 U-05-026/A0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Commercial and 0.69 Acres-Commercial Size Adj.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Quantity, Unit, Material, Replacement Cost, Value. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 8 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Value(Rcnld). Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, and Outbuildings/Additions/Improvements.

Acpt Land

48,100

Accepted Bldg

51,900 Total

100,000

Name: DIPERRI JR., CHARLES P

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DIPERRI, GEORGEANN R

Map/Lot:

U05-026-B

Account: 1498 Card: 1 of 1

Location: 41 CHURCHILL STREET

Neighborhood: RURAL WEST

Zoning/Use: RESIDENTIAL
Topography: Level
Utilities: All Public
Street: Paved

Reference 1: B3088P0013 (06/03)

Reference 2: U-05-026/B0 0000000000

Tran/Land/Bldg: 1 1 11

FARM LAND: 0 OPEN SPACE: 0

Exemption(s): Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Quantity, Unit, Material, Cost, Total. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnd). Rows include Built 1988, Functional Obsolescence, and Outbuildings/Improvements.

Acpt Land

68,400

Accepted Bldg

184,000 Total

252,400

WISCASSET
 Name: GREENWOOD, KATHRYN
 GREENWOOD, PATRICIA

Valuation Report

09/13/2022

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Account: 1499 Card: 1 of 1

Map/Lot: U05-027
 Location: 37 CHURCHILL STREET

Neighborhood: RURAL WEST
 Zoning/Use: RESIDENTIAL
 Topography: Level
 Utilities: All Public
 Street: Paved

Sale Data
 Sale Date: 10/15/2021
 Sale Price: 340,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B4731P0172
 Reference 2: U-05-027/00 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	180%	Neighborho	64,800
0.27	Acres-HS Size Adj	3,600.00	972	100%		972
Total Acres 0.27			Land Total			65,772

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	656 Sqft	Grade C 105	Base	84,712
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,336
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-2,934
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,578
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1947	0	TYPICAL	TYPICAL	Above Average	Typical	78,020			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		77%	100%	100%			
						60,075			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
ONE STORY FRAME	1947	72	C 105	4,745	Avq+	77%	100%	100%	3,654
ONE STORY FRAME	1947	192	C 105	12,652	Avq+	77%	100%	100%	9,742
1.50 ST GARAGE..	1962	572	B 100	39,505	Avq+	79%	100%	100%	31,209
Frame Shed	2007	112	C 100	685	Avq.	92%	100%	100%	630
Wood Deck	1970	48	C 100	640	Avq.	74%	100%	100%	474
1,248 SFLA							Outbuilding Total		45,709

Acpt Land 65,800 **Accepted Bldg** 105,800 **Total** 171,600

WISCASSET

Valuation Report

09/13/2022

Name: CUMMING, WILLIAM A

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CUMMING, JOAN D

Map/Lot:

U05-028

Account: 1500 Card: 1 of 1

Location:

CHURCHILL STREET

Neighborhood RURAL WEST

Zoning/Use RESIDENTIAL
Topography Level
Utilities All Public
Street Paved

Reference 1 B0756P0099
Reference 2 U-05-028/00 0000000000

Tran/Land/Bldg 6 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	90%	Restrictio	32,400	
0.07	Acres-HS Size Adj	3,600.00	252	100%		252	
Total Acres 0.07						Land Total	32,652

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
Frame Shed	1950	240	C 100	1,469	Fair	42%	100%	100%	617
Outbuilding Total									617

Acpt Land	32,700	Accepted Bldg	600	Total	33,300
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WISCASSET
 Name: PARK, JONATHAN ALBERT
 PARK, HANNAH MARIE

Valuation Report

09/13/2022

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Account: 1501 Card: 1 of 1

Map/Lot: U05-029
 Location: 57 WASHINGTON STREET

Neighborhood: RURAL WEST

Zoning/Use: RESIDENTIAL
 Topography: Rolling
 Utilities: All Public
 Street: Paved

Sale Data
 Sale Date: 12/16/2021
 Sale Price: 330,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B2402P0289
 Reference 2: U-05-029/00 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	180%	Neighborho	64,800
0.55	Acres-HS Size Adj	3,600.00	1,980	100%		1,980
Total Acres 0.55						66,780

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	711 Sqft	Grade B 100	Base	102,569
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,919
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1818	2012	OLD TYPE	Old Type	Fair	Typical	106,488
Functional Obsolescence						Value(Rcnld)
None						44,725

Outbuildings/Additions/Improvements				Condition			Layout			Total
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
1 Story/BASEMENT	1850	126	B 100	10,735	Fair	42%	100%	100%	4,509	
Frame Bay Window	2012	12	B 100	866	Avq.	92%	100%	100%	797	
Open Frame Porch	1818	96	B 100	2,499	Fair	42%	100%	100%	1,050	
1 Story/BASEMENT	1818	336	B 100	28,628	Fair	42%	100%	100%	12,024	
2 STORY GARAGE	1818	352	B 100	18,443	Fair	42%	100%	100%	7,746	
Wood Deck	1990	60	B 100	876	Fair	42%	100%	100%	368	
Wood Deck	2012	300	B 100	3,692	Avq.	92%	100%	100%	3,397	
Outbuilding Total									29,891	

Acpt Land 66,800 **Accepted Bldg** 74,600 **Total** 141,400

WISCASSET
 Name: RAFTER, JR., JOHN G.
 RAFTER, PID S

Valuation Report

09/13/2022

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Account: 1502 Card: 1 of 1

Map/Lot: U06-001
 Location: 16 BRADFORD ROAD

Neighborhood: RURAL WEST
 Zoning/Use: RESIDENTIAL
 Topography: Rolling
 Utilities: All Public
 Street: Paved

Sale Data
 Sale Date: 10/01/1997
 Sale Price: 260,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Other Non Valid

Reference 1: B1745P0173
 Reference 2: U-06-001/00 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
64.65	R 20+-Rear 20+	500.00	32,325	100%		32,325
Total Acres 85.65						Land Total: 101,925

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,312 Sqft	Grade B 110	Base	241,388
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	12	HEARTH		HEARTHS	0
Bedrooms	6	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,185
Attic	None			Attic	0
FirePlaces	3			Fireplace	10,790
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1794	1994	TYPICAL	TYPICAL	Average	Typical	259,363
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	168,586	

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1994	1167	B 90	137,235	Avq.	86%	100%	100%	118,022
Open Frame Porch	1994	24	B 100	822	Avq.	86%	100%	100%	707
2.00 ST BARN....	1850	952	B 100	68,027	Avq.	65%	100%	100%	44,218
Shed.....	1960	828	D 100	4,358	Avq-	61%	100%	100%	2,658
4,958 SFLA									

Outbuilding Total: 165,605

Acpt Land 101,900 **Accepted Bldg** 334,200 **Total** 436,100

Name: KAPSNER HENDERSON, ALLISON SUE

HENDERSON, JOHN K III

Map/Lot:

U06-002

Account: 1503 Card: 1 of 2

Location:

48 BRADFORD ROAD

Neighborhood: RURAL WEST

Zoning/Use: RESIDENTIAL
 Topography: Level
 Utilities: All PublicAll Public
 Street: Paved

Sale Data
 Sale Date: 06/12/2020
 Sale Price: 349,900
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B3527P0239
 Reference 2: U-06-002/00 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.20	Acres-Rear Land 1-10	2,000.00	2,400	100%		2,400
Total Acres 2.20					Land Total	42,000

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One Story CLAPBOARD 1 OTHER Units-0	273 Sqft Masonry Trim Roof Cover	Grade D 95 None Asphalt Shingles	Base Trim Roof	20,275 0 0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-871
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0	Plumbing	0
Baths	1	Half Baths	0	Attic	4,801
Attic	Full Finished			Fireplace	0
FirePlaces	0			Insulation	0
Insulation	Full			Unfinished	0
Unfin. Living Area	NONE				

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1890	0	Obsolete	TYPICAL	Average	Inadeq.	24,205			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
SMALL SIZE.....		None		65%	86%	100%			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
ONE STORY FRAME	1890	64	D 95	3,282	Avq.	65%	86%	100%	1,834
1 & 1/2 STORY FR	1890	180	D 95	11,628	Avq.	65%	86%	100%	6,500
Wood Deck	2017	72	D 100	760	Avq.	92%	100%	100%	699
SOLAR PANELS	2021								11,200
----- S O U N D V A L U E -----									
607 SFLA						Outbuilding Total			20,233

Acpt Land

42,000

Accepted Bldg

33,800

Total

75,800

Name: KAPSNER HENDERSON, ALLISON SUE

HENDERSON, JOHN K III

Map/Lot:

U06-002

Account: 1503 Card: 2 of 2

Location:

46 BRADFORD ROAD

Neighborhood RURAL WEST

Zoning/Use RESIDENTIAL
Topography Below StreetRolling
Utilities Public WaterDrilled Well
Street Paved

Sale Data
Sale Date 06/12/2020
Sale Price 349,900
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3527P0239
Reference 2 U-06-002/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Table with columns: Dwelling Description, Replacement Cost New. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Includes Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, and Outbuildings/Improvements section.

Acpt Land 0 Accepted Bldg 121,500 Total 121,500

WISCASSET

Valuation Report

09/13/2022

Name: KAPSNER HENDERSON, ALLISON SUE

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HENDERSON, JOHN K III

Map/Lot:

U06-002

Account: 1503

Location:

46 BRADFORD ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	42,000	33,800	75,800	42,000	33,800	75,800
2	0	121,500	121,500	0	121,500	121,500
TOTAL	42,000	155,300	197,300	42,000	155,300	197,300

WISCASSET

Valuation Report

09/13/2022

Name: HENDERSON, JOHN K III

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KAPSNER HENDERSON, ALLISON SUE

Map/Lot:

U06-002-ON

Account: 2742 Card: 1 of 1

Location:

46 BRADFORD ROAD

Neighborhood RURAL WEST

Zoning/Use RESIDENTIAL

Topography Rolling

Utilities

Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

FARM LAND 0 OPEN SPACE 0

Exemption(s) 55 0 0 Land Schedule 103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func Econ	Value Rcnld	
SOLAR PANELS	2021							13,100	
----- SOUND VALUE -----									
							Outbuilding Total	13,100	
Accpt Land			0	Accepted Bldg			13,100	Total	13,100

Neighborhood: RURAL WEST

Zoning/Use: RESIDENTIAL
 Topography: Below StreetRough
 Utilities: Dugwell/LakePublic Sewer
 Street: Paved

Reference 1: B1458P0141
 Reference 2: U-06-003/00 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
0.54	Acres-HS Size Adj	3,600.00	1,944	100%		1,944	
Total Acres 0.54						Land Total	37,944

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	672 Sqft	Grade D 100	Base	71,075
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-2,872
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,231
Unfin. Living Area	15%			Unfinished	-4,062

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1880	0	TYPICAL	TYPICAL	Below Average	Typical	62,910	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		57%	80%	100%	28,687

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
ONE STORY FRAME	1880	288	D 100	15,544	Avq-	57%	80%	100%	7,088
AB.GR. POOL.....	1880	1	C 100	1,000	Avq.	99%	100%	100%	990
Frame Shed	2005	120	E 100	543	Avq.	91%	100%	100%	494
1,145 SFLA						Outbuilding Total			8,572

Acpt Land	37,900	Accepted Bldg	37,300	Total	75,200
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Name: OAKES, JAYNE (TRUSTEE)

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OAKES FAMILY TRUST UNDER HAZEN L.

Map/Lot:

U06-004

Account: 1505 Card: 1 of 1

Location:

64 BRADFORD ROAD

Neighborhood RURAL WEST

Zoning/Use RESIDENTIAL
Topography Rolling
Utilities Drilled WellPublic Sewer
Street Paved

Reference 1 B2103P0273
Reference 2 U-06-004/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnd). Rows include Outbuildings/Additions/Improvements and a summary row for 1,232 SFLA.

Acpt Land 39,900 Accepted Bldg 105,300 Total 145,200

Neighborhood RURAL WEST

Zoning/Use RESIDENTIAL
 Topography Level
 Utilities Public SewerDrilled Well
 Street Private

Reference 1 B1588P0316
 Reference 2 U-06-004/A0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
0.80	Acres-HS Size Adj	3,600.00	2,880	100%		2,880
					Land Total	38,880

Dwelling Description

Replacement Cost New

Ranch	One Story	1,040 Sqft	Grade C 100	Base	97,318
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1965	0	TYPICAL	TYPICAL	Average	Typical	97,318				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		Location		75%	100%	95%	69,339			
						Value				
Outbuildings/Additions/Improvements						Rcnld				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
Frame Shed	1993	64	C 100	392	Avq.	85%	100%	95%	316	
Wood Deck	1999	128	C 100	1,456	Avq.	88%	100%	95%	1,217	
1,040 SFLA									Outbuilding Total	1,533

Acpt Land 38,900 **Accepted Bldg** 70,900 **Total** 109,800

WISCASSET
 Name: HARTFORD-HARDY, NICHOLA
 DACUS, DENNIS

Valuation Report

09/13/2022

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Account: 1507 Card: 1 of 1

Map/Lot: U06-004-B
 Location: 68 BRADFORD ROAD

Neighborhood	RURAL WEST	Sale Data	
Zoning/Use	RESIDENTIAL	Sale Date	10/08/2021
Topography	Level	Sale Price	222,000
Utilities	Drilled WellPublic Sewer	Sale Type	Land & Buildings
Street	Paved	Financing	Unknown
		Verified	Public Record
		Validity	Arms Length Sale

Reference 1 B1503P0231 B4826P0067
 Reference 2 U-06-004/B0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
0.55	Acres-HS Size Adj	3,600.00	1,980	100%		1,980
Total Acres 0.55			Land Total			37,980

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,080 Sqft	Grade C 100	Base		101,061
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Wet Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	5	HEARTH				
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1978	0	TYPICAL	TYPICAL	Average	Typical	101,061			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		80%	100%	100%	80,849		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1985	480	C 100	14,307	Avq.	81%	100%	100%	11,589
1,080 SFLA						Outbuilding Total			11,589
Acpt Land		38,000		Accepted Bldg		92,400		Total	130,400

Valuation Report

Map/Lot: U06-005

Account: 1508 Card: 1 of 1

Location: 80 BRADFORD ROAD

Neighborhood: RURAL WEST
 Zoning/Use: RESIDENTIAL
 Topography: Rolling
 Utilities: Drilled WellPublic Sewer
 Street: Paved

Sale Data
 Sale Date: 09/28/2016
 Sale Price: 165,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B3890P0093
 Reference 2: U-06-005/00 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.92	Acres-Rear Land 1-10	2,000.00	1,840	100%		1,840
Total Acres 1.92					Land Total	41,440

Dwelling Description

Replacement Cost New

Ranch	One Story	1,040 Sqft	Grade C 100	Base	97,318
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	3,566
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	TYPICAL	TYPICAL	Average	Typical	100,884
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		75%	100% 100%	75,663

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1978	564	C 100	5,903	Avq.	75%	100%	100%	4,427
Frame Garage	2007	624	C 100	17,587	Avq.	92%	100%	100%	16,180
1,040 SFLA						Outbuilding Total			20,607

Acpt Land 41,400 **Accepted Bldg** 96,300 **Total** 137,700

Neighborhood RURAL WEST

Zoning/Use RESIDENTIAL
Topography Rolling
Utilities Drilled WellPublic Sewer
Street Paved

Reference 1 B0655P0055
Reference 2 U-06-006/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
2.15	Acres-Rear Land 1-10	2,000.00	4,300	100%		4,300
Total Acres 3.15					Land Total	43,900

Dwelling Description

Replacement Cost New

Ranch	One Story	1,196 Sqft	Grade C 100	Base	114,154
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	3,566
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	TYPICAL	TYPICAL	Average	Typical	117,720
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		75%	100% 100%	88,290

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	1988	180	C 100	1,986	Avq.	75%	100%	100%	1,490
Frame Garage	2009	576	C 100	16,493	Avq.	92%	100%	100%	15,174
1,196 SFLA						Outbuilding Total			16,664

Acpt Land	43,900	Accepted Bldg	105,000	Total	148,900
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Name: URIE, ELIZABETH M J/T

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URIE, GLENN E

Map/Lot: U06-007

Account: 1510 Card: 1 of 1

Location: 91 BRADFORD ROAD

Neighborhood RURAL WEST

Zoning/Use RESIDENTIAL
Topography Above StreetRolling
Utilities Dugwell/LakePublic Sewer
Street Paved

Sale Data
Sale Date 02/07/2013
Sale Price 66,800
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4627P0166
Reference 2 U-06-007/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes sub-table for Outbuildings/Additions/Improvements.

Acpt Land

43,800

Accepted Bldg

39,700

Total

83,500

Neighborhood RURAL WEST

Zoning/Use RESIDENTIAL
 Topography Rolling
 Utilities Drilled WellPublic Sewer
 Street Paved

Sale Data
 Sale Date 06/01/1994
 Sale Price 46,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B1982P0317
 Reference 2 U-06-008/00 0000000000
 Tran/Land/Bldg 1 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
0.29	Acres-HS Size Adj	3,600.00	1,044	100%		1,044	
Total Acres 0.29						Land Total	37,044

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
						Phy	Func	Econ		
Wood Deck	0	70	B 100	994	Avq.	100%	49%	100%	487	
14' Mobile Home	1991	14X76	C 100	96,768	Avq.	60%	50%	100%	28,800	
1,064 SFLA									Outbuilding Total	29,287

Acpt Land 37,000 **Accepted Bldg** 29,300 **Total** 66,300

Name: PARMENTER, RICHARD J/T

Page 2063

PARMENTER, LUCINDA H

Map/Lot:

U06-009

Account: 1512 Card: 1 of 1

Location: 79 BRADFORD ROAD

Neighborhood RURAL WEST

Zoning/Use RESIDENTIAL
Topography Above StreetLevel
Utilities Drilled WellPublic Sewer
Street Paved

Sale Data
Sale Date 05/05/2003
Sale Price 87,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3049P0292 (05/03)
Reference 2 U-06-009/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.47 Acres-HS Size Adj, and Total Acres 0.47.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes sub-sections for Outbuildings/Additions/Improvements and Acpt Land.

Name: SMITH, KEVIN L JR

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ANAGNOSTIS, ALEXANDRA C

Map/Lot:

U06-010

Account: 1513 Card: 1 of 1

Location:

71 BRADFORD ROAD

Neighborhood: RURAL WEST

Zoning/Use: RESIDENTIAL
Topography: Level
Utilities: Public Sewer/Drilled Well
Street: Paved

Sale Data
Sale Date: 11/13/2015
Sale Price: 137,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B3993P0101
Reference 2: U-06-010/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value (36,000.00) and 0.40 Acres-HS Size Adj (3,600.00).

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch (1,176 Sqft, 110,044), Exterior (ALUM/VINYL, 0), Dwelling Units (1 OTHER Units-0, 0), Foundation (Concrete, 0), Fin. Basement Area (None, 0), Heating (100% Hot Water BB, 0), Rooms (5 HEARTH, 0), Bedrooms (3 Add Fixtures, 0), Baths (1 Half Baths, 0), Attic (None, 0), FirePlaces (0, 0), Insulation (Full, 0), Unfin. Living Area (NONE, 0).

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 1966, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Average, Layout Typical, Total 110,044.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Functional Obsolescence None, Economic Obsolescence None, Phys. % 75%, Func. % 100%, Econ. % 100%, Value(Rcnld) 82,533.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck (1966, 42 C 100, 578 Avq., 75% 100% 100%, 434), Wood Deck (1966, 40 C 100, 558 Avq., 75% 100% 100%, 418), Frame Garage (1988, 320 C 100, 10,662 Avq., 83% 100% 100%, 8,849), Frame Shed (2014, 48 C 100, 294 Avq., 92% 100% 100%, 270).

Acpt Land 37,400 Accepted Bldg 92,500 Total 129,900

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 03/10/2022
Topography	Rolling	Sale Price 142,000
Utilities	Public SewerDugwell/Lake	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4286P0025
 Reference 2 U-06-011/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.10	Acres-Rear Land 1-10	2,000.00	200	100%		200
Total Acres 1.10			Land Total			39,800

Dwelling Description				Replacement Cost New	
Ranch	One Story	720 Sqft	Grade C 100	Base	67,374
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1950	0	TYPICAL	TYPICAL	Below Average	Typical	67,374	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		61%	100%	100%	41,098

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1970	108	C 100	661	Avq-	65%	100%	100%	430
Frame Shed	1930	406	D 100	2,137	Poor	25%	70%	100%	374
720 SFLA									
Outbuilding Total									804

Acpt Land	39,800	Accepted Bldg	41,900	Total	81,700
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Neighborhood RURAL WEST

Zoning/Use RESIDENTIAL
 Topography Level
 Utilities Drilled WellPublic Sewer
 Street Paved

Reference 1 B3038P0315 (04/03)
 Reference 2 U-06-011/A0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.10	Acres-Rear Land 1-10	2,000.00	200	100%		200
Total Acres 1.10			Land Total			39,800

Dwelling Description				Replacement Cost New	
Cape Cod	One Story	768 Sqft	Grade C 100	Base	68,444
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,179
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	TYPICAL	TYPICAL	Fair	Typical	60,265
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	61%	90%	100%	33,085	
Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Frame Shed	1982	100	D 100	526	Avg-	373
768 SFLA						373
Outbuilding Total						373

Acpt Land 39,800 **Accepted Bldg** 33,500 **Total** 73,300

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 07/03/2014
Topography	Level	Sale Price 5,000
Utilities	Public SewerDugwell/Lake	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Other Non Valid

Reference 1 B3620P0129 (01/06)
 Reference 2 U-06-012/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
Total Acres 1.00						Land Total 39,600

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1983	800	C 100	21,596	Avq.	80%	100%	100%	17,277
Frame Shed	1983	120	C 100	734	Avq.	80%	100%	100%	587
Frame Shed	1983	144	C 100	881	Avq.	80%	100%	100%	705
Frame Shed	1983	120	C 100	734	Avq.	80%	100%	100%	587
14' Mobile Home	2010	14X56	C 100	75,888	Avq.	90%	50%	100%	34,150
CONCRETE PLATFRM	2020	784	C 100	4,445	Avq.	92%	100%	100%	4,089
784 SFLA									Outbuilding Total 57,395
Accpt Land		39,600	Accepted Bldg			57,400	Total		97,000

Valuation Report

Map/Lot: U06-013

Account: 1517 Card: 1 of 1

Location: 43 BRADFORD ROAD

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 02/18/2021
Topography	Level	Sale Price 0
Utilities	Public SewerDugwell/Lake	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B1468P0111
 Reference 2 U-06-013/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
Total Acres 1.00			Land Total			39,600

Dwelling Description				Replacement Cost New		
Conventional	One Story	384 Sqft	Grade D 100	Base		29,431
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Damp 1/4 Bmt	Basement		-2,462
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-1,290
Rooms	4	HEARTH				
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Capped Only			Insulation		-47
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1940	0	OLD TYPE	Old Type	Below Average	Inadeq.	25,632	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
LAYOUT.....		None		57%	89%	100%	13,003

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1940	322	D 100	17,380	Avq-	57%	89%	100%	8,817
ONE STORY FRAME	1940	176	D 100	9,500	Avq-	57%	89%	100%	4,819
ONE STORY FRAME	1940	165	D 100	8,905	Avq-	57%	89%	100%	4,518
Frame Garage	1960	576	C 100	16,493	Avq-	61%	100%	100%	10,061
Frame Shed	1960	24	C 100	147	Avq-	61%	100%	100%	90
Wood Deck	2000	80	C 100	966	Avq-	79%	100%	100%	763
ONE STORY FRAME	2021	368	D 100	19,863	Avq.	92%	75%	100%	13,706
1,415 SFLA									
Outbuilding Total									42,774

Acpt Land	39,600	Accepted Bldg	55,800	Total	95,400
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Valuation Report

Map/Lot: U06-014

Account: 1518 Card: 1 of 1

Location: 33 BRADFORD ROAD

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 05/19/2017
Topography	Rolling	Sale Price 0
Utilities	Public SewerDrilled Well	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B3620P0129
 Reference 2 U-06-014/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
0.50	Acres-HS Size Adj	3,600.00	1,800	100%		1,800
Total Acres 0.50						Land Total 37,800

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	985 Sqft	Grade C 105	Base	127,197
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet None	Basement	-10,280
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,204
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	TYPICAL	TYPICAL	Fair	Typical	114,713
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		42%	100%	100%
						48,179

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1800	24	C 105	751	Fair	42%	100%	100%	315
Open Frame Porch	1800	24	C 105	751	Fair	42%	100%	100%	315
Frame Shed	1800	352	C 105	2,262	Fair	42%	100%	100%	950
1,478 SFLA									
Outbuilding Total									1,580

Acpt Land	37,800	Accepted Bldg	49,800	Total	87,600
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WISCASSET

Valuation Report

09/13/2022

Name: GROVER, CHESTER B III

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GROVER, MICHELLE M

Map/Lot:

U06-014A

Account: 2658 Card: 1 of 1

Location:

Neighborhood RURAL WEST

Zoning/Use RESIDENTIAL

Topography Rolling

Utilities

Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
2.56	Acres-Rear Land 11-20	1,000.00	2,560	100%		2,560
Total Acres 13.56					Land Total	62,160

Acpt Land

62,200

Accepted Bldg

0 **Total**

62,200

WISCASSET
 Name: KING, GARY F
 KING, JUNE M

Valuation Report

09/13/2022

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Map/Lot: U06-015

Account: 1519 Card: 1 of 1

Location: 27 BRADFORD ROAD

Neighborhood: RURAL WEST

Zoning/Use: RESIDENTIAL
 Topography: Steep
 Utilities: Drilled WellPublic Sewer
 Street: Paved

Reference 1: B1380P0250
 Reference 2: U-06-015/00 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
0.33	Acres-HS Size Adj	3,600.00	1,188	100%		1,188
Total Acres 0.33						37,188

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,224 Sqft	Grade C 105	Base	158,060
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet 3/4 Bmt	Basement	-3,194
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,578
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1960	1996	TYPICAL	TYPICAL	Above Average	Typical	158,444		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		
None		None		82%	90%	100%		
						116,932		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Wood Deck	1996	36	C 105	543	Avq+	82%	90%	100%
1,836 SFLA							401	
						Outbuilding Total	401	

Acpt Land 37,200 **Accepted Bldg** 117,300 **Total** 154,500

Name: JACKSON, MARTIN DAVID

JACKSON, LAUREN MICHELLE

Map/Lot: U06-016

Account: 1520 Card: 1 of 1

Location: 15 BRADFORD ROAD

Neighborhood: RURAL WEST
 Zoning/Use: RESIDENTIAL
 Topography: Rolling
 Utilities: Public SewerPublic Water
 Street: Paved

Sale Data
 Sale Date: 07/11/2018
 Sale Price: 89,191
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Other Non Valid

Reference 1: B2698P0220 B3652P0256
 Reference 2: U-06-016/00 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.86	Acres-Rear Land 1-10	2,000.00	3,720	100%		3,720
Total Acres 2.86						Land Total 43,320

Dwelling Description

Replacement Cost New

Colonial	Two Story	612 Sqft	Grade B 100	Base	112,599
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-3,498
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Hot Water C	Cooling	0% None	Heat	-7,495
Rooms	8	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,532
Attic	Full Finished			Attic	10,079
FirePlaces	1			Fireplace	5,871
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1880	0	OLD TYPE	Old Type	Fair	Typical	124,088			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Deferred Maintenance		None		42%	75%	100%	39,088		
Outbuildings/Additions/Improvements							Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
TWO STORY FRAME	1880	392	B 100	46,113	Fair	42%	75%	100%	14,525
ONE STORY FRAME	1880	310	B 100	22,374	Fair	42%	75%	100%	7,048
ONE STORY FRAME	1880	160	B 100	11,548	Fair	42%	75%	100%	3,638
ONE STORY FRAME	1880	710	C 100	44,560	Fair	42%	50%	100%	9,358
Open Frame Porch	1880	32	B 100	1,009	Fair	42%	75%	100%	318
Wood Deck	1980	80	C 100	966	Fair	57%	100%	100%	551
3,188 SFLA									Outbuilding Total 35,438
Acpt Land		43,300		Accepted Bldg		74,500		Total	117,800

Neighborhood	VILLAGE	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 05/19/2021
Topography	Level	Sale Price 835,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3471P0143
Reference 2 U-06-017/00 0000000000
Tran/Land/Bldg 1 1 12
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	213,750	213,750	100%		213,750
1.00	Acres-Commercial Size Adj	11,250.00	11,250	100%		11,250
0.46	Acres-Commercial 1-20	4,500.00	2,070	100%		2,070
Total Acres 1.46					Land Total	227,070

Dwelling Description				Replacement Cost New		
Colonial	One & 3/4 Story	1,121 Sqft	Grade A 95	Base		206,903
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt		4,560
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	15	HEARTH				
Bedrooms	14	Add Fixtures	0			
Baths	9	Half Baths	3	Plumbing		43,384
Attic	Floor & Stairs			Attic		2,432
FirePlaces	4			Fireplace		13,037
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1850	0	GOOD	GOOD	Good	Typical	270,316			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	80%	100%	100%	216,253				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.75 Story/BSMT	1850	1008	A 95	131,282	Good	80%	100%	100%	105,026
ONE STORY FRAME	1850	684	A 95	54,648	Good	80%	100%	100%	43,718
Open Frame Porch	1850	153	A 95	4,237	Good	80%	100%	100%	3,390
Open Frame Porch	1850	336	A 95	8,953	Good	80%	100%	100%	7,162
Open Frame Porch	1850	210	A 95	5,706	Good	80%	100%	100%	4,565
Open Frame Porch	1998	150	A 95	4,159	Good	80%	100%	100%	3,327
3/4S AD/GAR.....	2009	420	B 100	28,511	Good	98%	100%	100%	27,941
1 & 3/4 STORY FR	2009	812	B 100	84,957	Avq.	92%	100%	100%	78,160
5,831 SFLA									273,289
					Outbuilding Total			273,289	

Acpt Land	227,100	Accepted Bldg	489,500	Total	716,600
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WISCASSET

Valuation Report

09/13/2022

Name: HOLBROOK, DOROTHY M

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WENTWORTH, CHRISTOPHER A

Map/Lot:

U06-018

Account: 1522 Card: 1 of 1

Location:

OLD BATH ROAD

Neighborhood SOUTHWEST

Zoning/Use RURAL
Topography Rolling
Utilities NoWater/NoSewer
Street

Reference 1 B2063P0282 B4704P0195

Reference 2 U-06-018/00 0000000000

Tran/Land/Bldg 6 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	50%	Access	15,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
2.79	Acres-Rear Land 1-10	2,000.00	5,580	100%		5,580
Total Acres 3.79					Land Total	23,580

Accpt Land	23,600	Accepted Bldg	0	Total	23,600
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Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 09/28/2018
Topography	Steep	Sale Price 95,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4603P0130
 Reference 2 U-06-019/00 0000000000
 Tran/Land/Bldg 8 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	50%	Topoqraphy	0
1.00	Acres-Base Homesite Value	3,000.00	3,000	50%	Restrictio	27,500
0.73	Acres-HS Size Adj	11,000.00	8,030	100%		8,030
Total Acres 0.73			Land Total			35,530

Dwelling Description				Replacement Cost New	
Double Wide	One Story	1,248 Sqft	Grade D 100	Base	71,737
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,430
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition												
Built	Renovated	Kitchens	Baths	Condition	Layout	Total						
2000	0	TYPICAL	TYPICAL	Average	Typical	63,238						
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)					
None		None		89%	100%	100%	56,282					
Outbuildings/Additions/Improvements												
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld			
SLAB.....	2013	1248	C 100	3,120	Avq.	92%	100%	100%	2,870			
Frame Shed	2014								1,200			
1,248 SFLA									4,070			
Acpt Land							35,500	Accepted Bldg		60,400	Total	95,900

Valuation Report

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 01/10/2002
Topography	Rolling	Sale Price 152,500
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B2788P0203		
Reference 2	U-06-020/00 0000000000		
Tran/Land/Bldg	1	1	11
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	95%		104,500
0.94	Acres-HS Size Adj	11,000.00	10,340	100%		10,340
Total Acres 0.94					Land Total	114,840

Dwelling Description				Replacement Cost New	
Conventional	Two Story	778 Sqft	Grade B 95	Base	123,621
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	3,896
Heating	100% Hot Water C	Cooling	0% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,723
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,578
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1870	1950	TYPICAL	TYPICAL	Average	Typical	136,818			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		Location		65%	100%	100%	88,932		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1989	308	B 95	24,931	Avq.	65%	100%	100%	16,205
Wood Deck	2007	195	C 100	2,139	Avq.	92%	100%	100%	1,968
1,864 SFLA						Outbuilding Total			18,173

Acpt Land	114,800	Accepted Bldg	107,100	Total	221,900
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WISCASSET
 Name: FINLAY, RONALD F J/T
 FINLAY, SUSAN

Valuation Report

09/13/2022

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Account: 1525 Card: 1 of 1

Map/Lot:
 Location:

U06-021
 103 BATH ROAD

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 07/20/2007
Topography	Rolling	Sale Price 140,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3883P0067
 Reference 2 U-06-021/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	95%		104,500
0.88	Acres-HS Size Adj	11,000.00	9,680	100%		9,680
Total Acres 0.88					Land Total	114,180

Dwelling Description				Replacement Cost New		
Colonial	Two Story	448 Sqft	Grade B 95	Base		76,769
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	6	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		2,482
Attic	Floor & Stairs			Attic		834
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout					Total
1890	0	TYPICAL	TYPICAL	Fair	Typical					80,085
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		Location		42%	100%	90%	30,272			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
UA/Fr/B	1890	384	B 95	33,181	Fair	42%	100%	90%	12,542	
Open Frame Porch	1890	182	B 95	4,277	Fair	42%	100%	90%	1,616	
Open Frame Porch	1890	48	B 95	1,312	Fair	42%	100%	90%	496	
Frame Garage	1950	462	C 100	13,896	Fair	42%	100%	90%	5,252	
Frame Shed	1950	336	C 100	2,056	Avq-	57%	100%	90%	1,055	
Frame Shed	1950	231	D 100	1,216	Fair	42%	100%	90%	460	
BSMT ENTRY.....	1890	30	B 95	401	Fair	42%	100%	90%	151	
2 Story/BASEMENT	48	0	B 95	0	Fair	42%	100%	90%	0	
896 SFLA				Outbuilding Total					21,572	

Acpt Land	114,200	Accepted Bldg	51,800	Total	166,000
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Valuation Report

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 08/23/2002
Topography	Level	Sale Price 125,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B2906P0240	08/02
Reference 2	U-06-022/00	0000000000
Tran/Land/Bldg	6 1 11	
FARM LAND	0	OPEN SPACE 0
Exemption(s)	0 50 0	Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	95%	Topoqrphry	104,500
0.23	Acres-HS Size Adj	11,000.00	2,530	100%		2,530
Total Acres 0.23					Land Total	107,030

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	660 Sqft	Grade B 95	Base	90,452
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry 3/4 Bmt	Basement	-1,792
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	None			Attic	0
FirePlaces	2			Fireplace	7,448
Insulation	Minimal			Insulation	-1,536
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1800	0	OLD TYPE	Old Type	Average	Typical	97,054			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		Location		65%	100%	100%	63,085		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1800	300	B 95	20,569	Avq.	65%	100%	100%	13,370
Encl Frame Porch	1800	18	B 95	1,036	Avq.	65%	100%	100%	673
Frame Garage	1920	216	D 100	7,132	Avq-	57%	100%	100%	4,065
1,290 SFLA									
Outbuilding Total									18,108

Acpt Land	107,000	Accepted Bldg	81,200	Total	188,200
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Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 04/01/2011
Topography	Rolling	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B2283P0264 B4400P0001

Reference 2 U-06-023/A

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	100%		110,000
1.00	Acres-HS Size Adj	11,000.00	11,000	100%		11,000
0.71	Acres-Rear Land 1-10	2,000.00	1,420	100%		1,420
Total Acres 1.71					Land Total	122,420

Dwelling Description				Replacement Cost New		
Conventional Exterior Dwelling Units	Two Story CLAPBOARD 2 OTHER Units-0	1,400 Sqft Masonry Trim Roof Cover	Grade A 100 None Asphalt Shingles	Base Trim Roof		272,850 0 0 0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt		4,779
Heating	70% Hot Water BB	Cooling	100% None	Heat		-5,994
Rooms	15	HEARTH				
Bedrooms	4	Add Fixtures	1			
Baths	2	Half Baths	2	Plumbing		13,700
Attic	Floor & Stairs			Attic		3,197
FirePlaces	4			Fireplace		13,724
Insulation	Minimal			Insulation		-5,328
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1820	0	TYPICAL	Old Type	Above Average	Typical	296,928				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	75%	100%	100%	222,696					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
2 Story/BASEMENT	1820	920	A 100	140,070	Avq+	75%	100%	100%	105,052	
Open Frame Porch	1820	280	A 100	7,905	Avq+	75%	100%	100%	5,929	
Encl Frame Porch	1820	56	A 100	2,933	Avq+	75%	100%	100%	2,200	
Open Frame Porch	1820	56	A 100	1,826	Avq+	75%	100%	100%	1,370	
Wood Deck	1820	40	A 100	748	Avq+	75%	100%	100%	561	
Patio	1820	120	D 100	918	Avq-	57%	50%	100%	262	
4,640 SFLA					Outbuilding Total					115,374
Acpt Land		122,400		Accepted Bldg		338,100		Total		460,500

WISCASSET
 Name: BRIAND, CHRISTOPHER J
 BRIAND, ANNE Z

Valuation Report

09/13/2022

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Account: 1528 Card: 1 of 1

Map/Lot:
 Location:

U06-024
 79 BATH ROAD

Neighborhood	VILLAGE			Sale Data
Zoning/Use	RESIDENTIAL	Sale Date	12/10/2021	
Topography	Level	Sale Price	263,000	
Utilities	All Public	Sale Type	Land & Buildings	
Street	Paved	Financing	Unknown	
		Verified	Public Record	
		Validity	Arms Length Sale	

Reference 1 B4098P0120
 Reference 2 U-06-024/00 0000000000
 Tran/Land/Bldg 4 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	95%		104,500
0.50	Acres-HS Size Adj	11,000.00	5,500	100%		5,500
Total Acres 0.50			Land Total			110,000

Dwelling Description				Replacement Cost New		
Multi Family	One & 3/4 Story	868 Sqft	Grade B 100	Base		131,570
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water C	Cooling	0% None	Heat		0
Rooms	8	HEARTH				
Bedrooms	4	Add Fixtures	1			
Baths	2	Half Baths	0	Plumbing		6,532
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1890	2001	TYPICAL	TYPICAL	Average	Typical	138,102			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		65%	100%	100%	89,766		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1890	180	B 100	4,455	Avq.	65%	100%	100%	2,896
Open Frame Porch	1890	30	B 100	963	Avq.	65%	100%	100%	626
Frame Bay Window	1890	15	B 100	1,082	Avq.	65%	100%	100%	703
Frame Shed	1890	72	B 100	507	Avq.	65%	100%	100%	330
2.00 ST BARN....	1890	480	C 100	33,298	Avq.	65%	100%	100%	21,644
1,534 SFLA						Outbuilding Total			26,199
Acpt Land		110,000		Accepted Bldg		116,000		Total	226,000

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 11/01/2016
Topography	Level	Sale Price 0
Utilities	Drilled WellPublic Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B4235P0088
 Reference 2 U-07-001/01 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	150%		54,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
2.61	Acres-Rear Land 1-10	2,000.00	5,220	100%		5,220
Total Acres 3.61			Land Total			62,820

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	1,120 Sqft	Grade C 105	Base		151,966
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	1064 Sqft, Grade	Basement Gar	1 CAR	Fin Bsmt		3,744
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	6	HEARTH				
Bedrooms	0	Add Fixtures	0			
Baths	0	Half Baths	3	Plumbing		3,578
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1950	0	Obsolete	TYPICAL	Average	Typical	159,288				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)					
None	None	69%	97%	100%	106,611					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd	
Encl Frame Porch	1950	40	C 105	1,749	Avq.	69%	97%	100%	1,171	
Wood Deck	1950	126	C 105	1,507	Avq.	69%	97%	100%	1,009	
Frame Garage	1950	2190	D 100	45,804	Avq.	65%	100%	100%	29,773	
Frame Garage	1987	630	C 100	17,724	Avq.	82%	100%	100%	14,534	
2S Frame Garage	1987	1440	C 100	54,277	Avq.	82%	100%	100%	44,507	
1,960 SFLA						Outbuilding Total			90,994	
Acpt Land		62,800		Accepted Bldg		197,600		Total		260,400

Neighborhood RURAL WEST

Zoning/Use RESIDENTIAL
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 11/01/2016
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B0000P0000
 Reference 2 U-07-001/01 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Dwelling Description				Replacement Cost New	
Other	One Story	572 Sqft	Grade C 90	Base	42,117
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	3,209
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,595
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout			Total	
Built	Renovated	Kitchens	Baths	Condition	Percent Good			Value	
1950	0	TYPICAL	TYPICAL	Average	Phy	Func	Econ	Rcnld	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	69%	100%	100%	34,445				
Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1950	176	C 90	5,496	Avq.	69%	100%	100%	3,792
1 Story/BASEMENT	1950	320	C 90	21,338	Avq.	69%	100%	100%	14,723
892 SFLA						Outbuilding Total			18,515
Acpt Land		0	Accepted Bldg		53,000	Total		53,000	

WISCASSET
Name: PRINCES POINT PROPERTIES, LLC.

Valuation Report

09/13/2022

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Map/Lot: U07-001

Account: 1530

Location: 108 BRADFORD ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	62,800	197,600	260,400	62,800	197,600	260,400
2	0	53,000	53,000	0	53,000	53,000
TOTAL	62,800	250,600	313,400	62,800	250,600	313,400

Name: PENDLETON, JEFFREY H J/T

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PENDLETON, JOHNNA M

Map/Lot:

U07-002

Account: 1531 Card: 1 of 1

Location:

122 BRADFORD ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellPublic Sewer
Street: Paved

Reference 1: B2618P0034
Reference 2: U-07-002/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include ONE STORY FRAME, 1 Story/BASEMENT, Encl Frame Porch, Frame Garage, Wood Deck, Frame Shed, Wood Deck, Frame Shed, 1,668 SFLA, and Outbuilding Total.

Acpt Land

43,900

Accepted Bldg

120,800

Total

164,700

WISCASSET
 Name: HUBER, SALLY A

Valuation Report

09/13/2022

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Map/Lot: U07-003

Account: 1532 Card: 1 of 1

Location: 146 BRADFORD ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities Public Sewer
 Street Paved

Sale Data	
Sale Date	12/01/1994
Sale Price	25,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B2033P0300 B4054P0094 B4083P0058

Reference 2 U-07-003/00 0000000000

Tran/Land/Bldg 6 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.03	Acres-Rear Land 1-10	2,000.00	2,060	100%		2,060
Total Acres 2.03					Land Total	41,660

Accpt Land	41,700	Accepted Bldg	0	Total	41,700
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WISCASSET
Name: HUBER, MATHEW

Valuation Report

09/13/2022

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Map/Lot:

U07-003-ON

Account: 2633 Card: 1 of 1

Location:

146 BRADFORD ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

FARM LAND 0 OPEN SPACE 0

Exemption(s) 50 0 0 Land Schedule 103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12' Mobile Home	2000	14X70	C 100	90,504	Avg-	69%	50%	100%	31,337
Frame Shed	2000					---- SOUND VALUE ----			300
980 SFLA						Outbuilding Total			31,637
Acpt Land		0	Accepted Bldg		31,600	Total			31,600

Name: TAYLOR, ARIEL H

TAYLOR, CELESTE S

Map/Lot:

U07-004

Account: 1533 Card: 1 of 1

Location: 156 BRADFORD ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
 Topography: Level
 Utilities: Public Sewer
 Street: Paved

Sale Data
 Sale Date: 01/10/2022
 Sale Price: 355,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B4746P0221
 Reference 2: U-07-004/00 0000000000
 Tran/Land/Bldg: 6 1 11
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.39	Acres-Rear Land 1-10	2,000.00	780	100%		780
Total Acres 1.39						Land Total: 40,380

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	952 Sqft	Grade C 105	Base	129,171
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,578
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,361
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	TYPICAL	TYPICAL	Average	Typical	138,110
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		75%	100% 100%	103,582

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1985	412	C 105	4,570	Avg.	75%	100%	100%	3,428
1.50 ST GARAGE..	1985	768	C 100	44,967	Avg.	81%	100%	100%	36,423
Frame Shed	1970	60	D 100	316	Fair	52%	100%	100%	164
1.666 SFLA									Outbuilding Total: 40,015

Acpt Land 40,400 **Accepted Bldg** 143,600 **Total** 184,000

Name: DAVISON, HOWARD J/T

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DAVISON, DIANE L

Map/Lot:

U07-005

Account: 1534 Card: 1 of 1

Location: 162 BRADFORD ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellPublic Sewer
Street: Paved

Sale Data
Sale Date: 04/30/2004
Sale Price: 138,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B3284P0272 (04/04)
Reference 2: U-07-005/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 0 50 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include ONE STORY FRAME, Swimming Pool, Frame Shed, 1 Story/BASEMENT, Frame Garage, Frame Garage, 1,848 SFLA.

Acpt Land 39,800 Accepted Bldg 136,600 Total 176,400

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 05/31/2018
Sale Price 45,000
Sale Type Land & Buildings
Financing Unknown
Verified Agent
Validity Related Parties

Reference 1 B1116P0272
Reference 2 U-07-006/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.29	Acres-Rear Land 1-10	2,000.00	580	100%		580
Total Acres 1.29					Land Total	40,180

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	2004	14X56	D 100	56,815	Avq-	78%	50%	100%	22,229
Wood Deck	2012	48	C 100	640	Avq.	92%	100%	100%	589
Wood Deck	2012	48	C 100	640	Avq.	92%	100%	100%	589
Frame Shed	2018	192	C 100	1,175	Avq.	92%	100%	100%	1,081
784 SFLA						Outbuilding Total			24,488
Acpt Land		40,200	Accepted Bldg		24,500	Total			64,700

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RURAL	Sale Date 11/03/2010
Topography		Sale Price 155,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	No Street	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1	B4337P0254 B4754P0104		
Reference 2	U-07-007/00 0000000000		
Tran/Land/Bldg	1	1	11
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
0.98	Acres-HS Size Adj	3,600.00	3,528	100%		3,528
Total Acres 0.98			Land Total			39,528

Dwelling Description				Replacement Cost New	
Cape Cod	One Story	768 Sqft	Grade C 100	Base	69,812
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	None	Basement	-7,634
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	10,093
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1982	0	TYPICAL	TYPICAL	Average	Typical	72,271			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		82%	100%	100%	59,262		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1998	240	C 100	1,469	Avq.	88%	100%	100%	1,293
Frame Shed	1982	144	D 100	758	Avq.	80%	100%	100%	606
768 SFLA						Outbuilding Total			1,899

Acpt Land	39,500	Accepted Bldg	61,200	Total	100,700
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Name: LARAMEE, MARK J J/T

LARAMEE, MELANEE A

Map/Lot:

U07-008

Account: 1537 Card: 1 of 1

Location: 182 BRADFORD ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Above Street
Utilities All Public
Street Paved

Sale Data
Sale Date 08/09/2005
Sale Price 95,000
Sale Type Mobile Home
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3531P0054
Reference 2 U-07-008/00 0000000000
Tran/Land/Bldg 1 1 2
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value and Acres-HS Size Adj.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value, Rcld. Rows include 14' Mobile Home, Wood Deck, Frame Shed, 980 SFLA, and summary rows for Acpt Land and Accepted Bldg.

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RURAL	Sale Date 10/28/2021
Topography	Level	Sale Price 100,537
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1	B3644P0170 (03/06)		
Reference 2	U-07-010/00 0000000000		
Tran/Land/Bldg	1	1	11
FARM LAND	0	OPEN SPACE	0
Exemption(s)	Land Schedule		103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
0.34	Acres-HS Size Adj	3,600.00	1,224	100%		1,224
Total Acres 0.34					Land Total	37,224

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,456 Sqft	Grade C 100	Base	136,245
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,408
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,456	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2005	0	TYPICAL	TYPICAL	Average	Typical	139,653	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		91%	100%	100%	127,084

Acpt Land	37,200	Accepted Bldg	127,100	Total	164,300
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Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Rolling
 Utilities All Public
 Street Paved

Reference 1 B1026P0118
 Reference 2 U-07-011/00 0000000000
 Tran/Land/Bldg 6 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
13.00	Acres-Rear Land 11-20	1,000.00	13,000	100%		13,000
14.62	R 20+-Rear 20+	500.00	7,310	100%		7,310
Total Acres 38.62			Land Total			79,910

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Unfin Basement	2016	864	C 100	3,456	Avq.	92%	100%	100%	3,180
ONE STORY FRAME	2016	280	C 100	17,573	Avq.	92%	40%	100%	6,467
2S Frame Garage	2016	1368	C 100	51,816	Avq.	92%	65%	100%	30,986
2S Frame Garage	2016	440	C 100	20,097	Avq.	92%	65%	100%	12,018
Canopy	2018	240	E 100	1,843	Avq.	92%	75%	100%	1,272
280 SFLA						Outbuilding Total			53,923

Acpt Land	79,900	Accepted Bldg	53,900	Total	133,800
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Valuation Report

Account: 1541 Card: 1 of 1

Location: 171 BRADFORD ROAD

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Below Street
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 11/11/2012
 Sale Price: 0
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B1085P0248
 Reference 2: U-07-011/A0 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
0.74	Acres-HS Size Adj	3,600.00	2,664	100%		2,664	
Total Acres 0.74						Land Total	38,664

Dwelling Description

Replacement Cost New

Ranch	One Story	1,260 Sqft	Grade C 100	Base	117,905
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,105
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Average	Typical	123,010
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		80%	100% 100%	98,408

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
Frame Shed	1976	168	C 100	1,028	Avq.	80%	100%	100%	822	
Frame Shed	1976	120	C 100	734	Avq.	80%	100%	100%	587	
Wood Deck	1976	290	C 100	3,108	Avq.	80%	100%	100%	2,486	
1,260 SFLA									Outbuilding Total	3,895

Acpt Land 38,700 **Accepted Bldg** 102,300 **Total** 141,000

Name: GAGNON, DAVID A

GAGNON, DEBBIE A

Map/Lot:

U07-011-B

Account: 1542 Card: 1 of 1

Location:

153 BRADFORD ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Below Street
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B1150P0248 B4731P0167
Reference 2: U-07-011/B0 0000000000
Tran/Land/Bldg: 6 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include ONE STORY FRAME, Frame Shed, Frame Garage, Open Frame Porch, Frame Garage, 1,255 SFLA.

Acpt Land

43,400

Accepted Bldg

142,800

Total

186,200

Valuation Report

Account: 1543 Card: 1 of 1

Location: 177 BRADFORD ROAD

Neighborhood: RURAL WEST
Zoning/Use: RURAL
Topography: Below Street
Utilities: All Public
Street: Paved

Sale Data
Sale Date: 11/01/1994
Sale Price: 87,500
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B2025P0216
Reference 2: U-07-011/CO 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
0.71	Acres-HS Size Adj	3,600.00	2,556	100%		2,556	
Total Acres 0.71						Land Total	38,556

Dwelling Description

Replacement Cost New

Ranch	One Story	828 Sqft	Grade C 100	Base	75,931
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	75,931
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		77%	100% 100%	58,467
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Wood Deck	1970	156	C 100	1,741	Avg.	1,341
1SFr Overhang	1970	36	C 100	2,259	Avg.	1,739
864 SFLA						
Outbuilding Total						3,080

Acpt Land 38,600 **Accepted Bldg** 61,500 **Total** 100,100

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B0901P0080
Reference 2 U-07-011/D0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
0.71	Acres-HS Size Adj	3,600.00	2,556	100%		2,556
					Land Total	38,556

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	89,832
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	3,566
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	960	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1974	0	TYPICAL	TYPICAL	Average	Typical	93,398	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		79%	100%	100%	73,784

Acpt Land 38,600 **Accepted Bldg** 73,800 **Total** 112,400

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B0890P0105
Reference 2 U-07-011/E0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
0.72	Acres-HS Size Adj	3,600.00	2,592	100%		2,592
Total Acres 0.72						38,592

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	768 Sqft	Grade B 95	Base	103,189
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	9	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	11,027
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	1998	TYPICAL	TYPICAL	Above Average	Typical	114,216
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	86%	100%	100%	98,226	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1999	144	C 100	3,145	Avq.	88%	100%	100%	2,768
3/4S AD/GAR.....	1999	896	C 100	49,068	Avq.	88%	100%	100%	43,180
Wood Deck	1999	200	C 100	2,190	Avq.	88%	100%	100%	1,927
Wood Deck	1999	72	C 100	884	Avq.	88%	100%	100%	778
Frame Shed	2009	60	D 100	316	Avq.	92%	100%	100%	291
Wood Deck	1999	32	C 100	476	Avq.	88%	100%	100%	419
1,152 SFLA									49,363

Acpt Land

38,600

Accepted Bldg

147,600 **Total**

186,200

Name: HARVEY, MICHAEL S J/T

Page 2099

HARVEY, SARA N

Map/Lot:

U07-011-F

Account: 2613 Card: 1 of 1

Location:

11 MICMAC DRIVE

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 11/08/2013
Sale Price 5,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4731P0169
Reference 2 U-07-011-F
Tran/Land/Bldg 0 1 15
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built 2015, Renovated, Kitchens, Baths, Condition, Layout, Total Value(Rcld). Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %.

Acpt Land 39,800 Accepted Bldg 100,600 Total 140,400

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RURAL	Sale Date 02/28/2014
Topography	Below Street	Sale Price 15,000
Utilities	Drilled WellSeptic System	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B4760P0116
Reference 2	U-07-011-G
Tran/Land/Bldg	0 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.08	Acres-Rear Land 1-10	2,000.00	160	100%		160
Total Acres 1.08			Land Total			39,760

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,456 Sqft	Grade C 100	Base	136,245
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,408
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,456	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2013	0	TYPICAL	TYPICAL	Average	Typical	139,653	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcld)
None		None		92%	100%	100%	128,481

Acpt Land	39,800	Accepted Bldg	128,500	Total	168,300
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WISCASSET

Valuation Report

09/13/2022

Name: MATTSON, HEIDI F

Page 2101

MATTSON, MATTSON, GREG

Map/Lot:

U07-012

Account: 1546 Card: 1 of 1

Location:

161 BRADFORD ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Reference 1 B1953P0026
Reference 2 U-07-012/00 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
0.92	Acres-HS Size Adj	3,600.00	3,312	100%		3,312
Total Acres 0.92					Land Total	39,312

Acpt Land	39,300	Accepted Bldg	0	Total	39,300
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Name: OLSON, H KARL

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OLSON, DEBORAH S

Map/Lot:

U07-013

Account: 1547 Card: 1 of 1

Location:

147 BRADFORD ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Public SewerDrilled Well
Street: Paved

Reference 1: B1325P0222
Reference 2: U-07-013/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 0 50 0 Land Schedule 103

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.69 Acres-HS Size Adj, and Total Acres 0.69.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1977, 0 TYPICAL, Average, Typical, 149,501.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, 80%, 100%, 100%, 119,601.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include ONE STORY FRAME, 3/4S AD/GAR....., Wood Deck, 1,764 SFLA.

Summary row: Acpt Land 38,500 Accepted Bldg 162,400 Total 200,900

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: Drilled WellPublic Sewer
Street: Paved

Sale Data
Sale Date: 08/13/2014
Sale Price: 72,500
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Foreclosure

Reference 1: B4789P0011 B4808P0290
Reference 2: U-07-014/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.31	Acres-Rear Land 1-10	2,000.00	620	100%		620
Total Acres 1.31					Land Total	40,220

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,144 Sqft	Grade C 100	Base	101,952
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	572 Sqft, Grade C	Basement Gar	None	Fin Bsmt	25,472
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1968	2008	TYPICAL	TYPICAL	Average	Typical	127,424			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	76%	100%	100%	96,842				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1968	38	C 100	2,385	Avq.	76%	100%	100%	1,813
1.75 ST GARAGE..	1968	936	C 100	65,380	Avq.	76%	100%	100%	49,689
Encl Frame Porch	2009	192	C 100	6,629	Avq.	92%	50%	100%	3,050
Frame Shed	2009	120	D 100	631	Avq.	92%	70%	100%	407
1,182 SFLA									
Outbuilding Total									54,959

Acpt Land 40,200 **Accepted Bldg** 151,800 **Total** 192,000

WISCASSET
 Name: YOCK, LAIRD G
 YOCK, BETTY J

Valuation Report

09/13/2022

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Account: 1549 Card: 1 of 2

Map/Lot: U07-015
 Location: 8 ROCKY RIDGE DRIVE

Neighborhood: RURAL WEST

Zoning/Use: RURAL
 Topography: Level
 Utilities: All Public
 Street: Paved

Sale Data
 Sale Date: 01/10/2017
 Sale Price: 248,750
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B4416P0054 B4711P0229
 Reference 2: U-07-015/00 0000000000
 Tran/Land/Bldg: 6 1 11
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.83	Acres-Rear Land 1-10	2,000.00	1,660	100%		1,660
Total Acres 1.83					Land Total	41,260

Dwelling Description

Replacement Cost New

Ranch	One Story	1,450 Sqft	Grade B 95	Base	148,235
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	943 Sqft, Grade B	Basement Gar	None	Fin Bsmt	45,877
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,578
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	199,690
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		79%	100% 100%	157,755

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1975	100	B 95	2,462	Avq.	79%	100%	100%	1,945
Frame Garage	1975	880	B 95	25,585	Avq.	79%	100%	100%	20,212
Wood Deck	1975	768	C 100	7,984	Avq.	79%	100%	100%	6,307
Wood Deck	1975	208	B 95	2,482	Avq.	79%	100%	100%	1,961
Frame Shed	1975	1	C 100	6	Avq.	76%	100%	100%	5
Frame Shed	1975	64	B 95	428	Avq.	79%	100%	100%	338
1,450 SFLA									30,768

Acpt Land 41,300 **Accepted Bldg** 188,500 **Total** 229,800

WISCASSET
 Name: YOCK, LAIRD G
 YOCK, BETTY J

Valuation Report

09/13/2022
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 U07-015

Account: 1549 Card: 2 of 2

Map/Lot:
 Location:

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Rolling
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 01/10/2017
 Sale Price: 248,750
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg: 6 0 0
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 103

Dwelling Description				Replacement Cost New	
Cape Cod	One Story	788 Sqft	Grade D 105	Base	62,146
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,578
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,129
Attic	Full Finished			Attic	9,268
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
Old	2017	TYPICAL	TYPICAL	Average	Typical	68,965				
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)			
None			None	65%	100%	100%	44,827			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
ONE STORY FRAME	1	144	D 105	8,161	Ava.	65%	100%	100%	5,305	
932 SFLA									5,305	
Acpt Land						0	Accepted Bldg		50,100	Total
									50,100	

WISCASSET
Name: YOCK, LAIRD G
YOCK, BETTY J
Account: 1549

Valuation Report

09/13/2022
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U07-015

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	41,300	188,500	229,800	41,300	188,500	229,800
2	0	50,100	50,100	0	50,100	50,100
TOTAL	41,300	238,600	279,900	41,300	238,600	279,900

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Reference 1 B0693P0054
Reference 2 U-07-016/00 0000000000
Tran/Land/Bldg 6 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.55	Acres-Rear Land 1-10	2,000.00	3,100	100%		3,100
Total Acres 2.55						Land Total 42,700

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	936 Sqft	Grade B 95	Base	134,784
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,205
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,578
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	146,567
Functional Obsolescence						Value(Rcnld)
None						114,322

Outbuildings/Additions/Improvements		Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Description	Year					Phy	Func	Econ	
ONE STORY FRAME	1972	110	B 95	7,543	Avq.	78%	100%	100%	5,884
Finished Attic	1972	110	B 95	1,930	Avq.	78%	100%	100%	1,505
ONE STORY FRAME	1992	184	B 95	12,616	Avq.	78%	100%	100%	9,840
1/2S AD/GAR.....	1972	576	B 95	28,282	Avq.	78%	100%	100%	22,060
Frame Shed	1972	368	D 100	1,937	Avq-	66%	100%	100%	1,278
Frame Shed	1972	184	D 100	968	Avq-	66%	100%	100%	639
Wood Deck	1992	54	B 95	766	Avq.	78%	100%	100%	597
ONE STORY FRAME	2008	384	B 100	27,715	Avq.	92%	100%	100%	25,498
Wood Deck	2011	77	B 95	1,022	Avq.	92%	100%	100%	940
2,360 SFLA									Outbuilding Total 68,241

Acpt Land	42,700	Accepted Bldg	182,600	Total	225,300
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WISCASSET
 Name: PROVOST, GORDON W
 PROVOST, LAURA L

Valuation Report

09/13/2022

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Account: 1551 Card: 1 of 1

Map/Lot: U07-016-A
 Location: 19 ROCKY RIDGE DRIVE

Neighborhood: RURAL WEST
 Zoning/Use: RESIDENTIAL
 Topography: Below Street
 Utilities: All Public
 Street: Paved

Sale Data
 Sale Date: 08/12/2020
 Sale Price: 333,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B3549P0088
 Reference 2: U-07-016/A0 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000	
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600	
1.02	Acres-Rear Land 1-10	2,000.00	2,040	100%		2,040	
Total Acres 2.02						Land Total	41,640

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,120 Sqft	Grade B 95	Base	153,494
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,031
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-5,213
Rooms	9	HEARTH			
Bedrooms	6	Add Fixtures	1		
Baths	3	Half Baths	1	Plumbing	12,411
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,578
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1977	0	TYPICAL	TYPICAL	Average	Typical	153,239			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		80%	100% 100%	122,591			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1977	272	B 95	18,650	Avq.	80%	100%	100%	14,920
1 & 1/2 STORY FR	1977	560	B 95	48,375	Avq.	80%	100%	100%	38,700
Frame Shed	2006	64	E 100	290	Avq.	92%	100%	100%	267
ONE STORY FRAME	2013	208	C 100	13,054	Avq.	92%	50%	100%	6,005
3,000 SFLA									
Outbuilding Total									59,892
Acpt Land		41,600		Accepted Bldg		182,500		Total	224,100

Name: GROVER, CHESTER B (J/T) III

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GROVER, MICHELLE M

Map/Lot:

U07-016-B

Account: 1552 Card: 1 of 1

Location: 29 ROCKY RIDGE DRIVE

Neighborhood: RURAL WEST
 Zoning/Use: RESIDENTIAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 01/01/2001
 Sale Price: 22,000
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B2638P0071
 Reference 2: U-07-016/B0 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
1.00	Acres-Rear Land 1-10	2,000.00	2,000	100%		2,000
Total Acres 2.00					Land Total	41,600

Dwelling Description

Replacement Cost New

Ranch	One Story	1,446 Sqft	Grade B 95	Base	150,782
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,578
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2001	0	TYPICAL	TYPICAL	Average	Typical	158,842			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		90%	100% 100%	142,958			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Open Frame Porch	2001	180	C 110	4,262	Avq.	89%	100%	100%	3,793
1.25 ST GARAGE..	2001	1176	C 110	53,474	Avq.	89%	100%	100%	47,592
Frame Shed	1990	70	D 100	368	Poor	49%	100%	100%	180
Wood Deck	2002	216	C 110	2,589	Avq.	90%	100%	100%	2,330
1,446 SFLA						Outbuilding Total			53,895

Acpt Land 41,600 **Accepted Bldg** 196,900 **Total** 238,500

Name: LAMB, WENDY SUE

Page 2110

HAYES, WILLIS B

Map/Lot:

U07-016-C

Account: 1553 Card: 1 of 1

Location: 41 ROCKY RIDGE DRIVE

Neighborhood: RURAL WEST

Zoning/Use: RESIDENTIAL
Topography: Rolling
Utilities: Drilled WellSeptic System
Street: Semi-Improved

Sale Data
Sale Date: 06/29/2020
Sale Price: 290,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B3276P0293 (04/04)
Reference 2: U-07-016/CO 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Replacement Cost New, etc. Rows include Colonial, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Functional Obsolescence, Economic Obsolescence, and Outbuildings/Additions/Improvements.

Acpt Land 42,400 Accepted Bldg 218,400 Total 260,800

Name: BLATZ, THOMAS J J/T

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BLATZ, MARY KAY

Map/Lot: U07-017

Account: 1554 Card: 1 of 1

Location: 119 BRADFORD ROAD

Neighborhood: RURAL WEST

Zoning/Use: RESIDENTIAL
Topography: Level
Utilities: Drilled WellPublic Sewer
Street: Paved

Sale Data
Sale Date: 04/30/2004
Sale Price: 182,900
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B3279P0087 (05/04)
Reference 2: U-07-017/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 103

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value and 0.79 Acres-HS Size Adj.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Measure, Condition, Replacement, Value. Rows include Ranch, Exterior, Foundation, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Summary table for Dwelling Condition with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Values include 1965, 0, TYPICAL, TYPICAL, Average, Typical, 197,967.

Table for Outbuildings/Additions/Improvements with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Frame Garage, Open Frame Porch, Wood Deck, AB.GR. POOL....., Frame Shed, Frame Shed.

Acpt Land 38,800 Accepted Bldg 166,700 Total 205,500

Name: ERIKSEN, HEIDE E

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REYMOND, WENDELIN K

Map/Lot: U07-018

Account: 1555 Card: 1 of 1

Location: 111 BRADFORD ROAD

Neighborhood: RURAL WEST

Zoning/Use: RESIDENTIAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 02/17/2021
 Sale Price: 240,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B1479P0202
 Reference 2: U-07-018/00 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.57	Acres-Rear Land 1-10	2,000.00	1,140	100%		1,140
Total Acres 1.57						Land Total 40,740

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,232 Sqft	Grade C 105	Base	115,285
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	740 Sqft, Grade C	Basement Gar	None	Fin Bsmt	34,601
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,578
Attic	None			Attic	0
FirePlaces	2			Fireplace	7,158
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	160,622
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		79%	100% 100%	126,891

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1975	160	C 105	3,642	Avq.	79%	100%	100%	2,877
Wood Deck	1975	360	C 105	4,013	Avq.	79%	100%	100%	3,170
1SFr Overhang	1975	72	C 105	4,745	Avq.	79%	100%	100%	3,749
Frame Garage	1975	814	C 100	21,915	Avq.	76%	100%	100%	16,655
Wood Deck	1975	64	C 105	843	Avq.	79%	100%	100%	666
1,304 SFLA									Outbuilding Total 27,117

Acpt Land 40,700 Accepted Bldg 154,000 Total 194,700

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 02/09/2021
Topography	Level	Sale Price 0
Utilities	All Public	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B1234P0077
 Reference 2 U-07-018/A0 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.12	Acres-Rear Land 1-10	2,000.00	240	100%		240
Total Acres 1.12			Land Total			39,840

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,288 Sqft	Grade C 100	Base	120,525
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-6,859
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,408
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2021	0	TYPICAL	TYPICAL	Average	Typical	117,074
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	107,708

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2021	368	C 100	7,681	Avg.	92%	100%	100%	7,067
Wood Deck	2021	32	C 100	476	Avg.	92%	100%	100%	438
1,288 SFLA									
Outbuilding Total									7,505

Acpt Land	39,800	Accepted Bldg	115,200	Total	155,000
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WISCASSET

Valuation Report

09/13/2022

Name: MOTT, JOHN H. & LINDA E. J/T

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MOTT, BETH L

Map/Lot:

U07-019

Account: 1557 Card: 1 of 1

Location: 103 BRADFORD ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellPublic Sewer
Street Paved

Sale Data
Sale Date 05/12/2003
Sale Price 25,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3054P0208 (05/03)
Reference 2 U-07-019/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 108

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.25 Acres-HS Size Adj, and Land Total.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include 14' Mobile Home, SLAB, and 728 SFLA.

Acpt Land 30,800 Accepted Bldg 18,000 Total 48,800

Valuation Report

Map/Lot:

U08-001

Account: 1558 Card: 1 of 1

Location:

WHITES ISLAND

Neighborhood	VILLAGE	Sale Data
Zoning/Use	SHORE RES PROTEC	Sale Date 09/29/2016
Topography	Level	Sale Price 0
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	No Street	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2879P0200,203,205 (06/02)
 Reference 2 U-08-001/00 0000000000
 Tran/Land/Bldg 9 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 101

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Waterfront	250,000	250,000	10%	Restrictio	25,000	
0.67	Acres-Shallow WF Size Adj	25,000.00	16,750	10%	Restrictio	1,675	
Total Acres 0.67					Land Total	26,675	
Acpt Land		26,700	Accepted Bldg		0	Total	26,700

Name: HAYWOOD, RICHARD G

HAYWOOD, AMBER ST CLAIRE

Map/Lot:

U08-002

Account: 1559 Card: 1 of 1

Location:

96 BATH ROAD

Neighborhood	VILLAGE	Sale Data	
Zoning/Use	SHORE RESIDENTIA	Sale Date	07/22/2016
Topography	Rolling	Sale Price	275,000
Utilities	All Public	Sale Type	Land & Buildings
Street	Paved	Financing	Unknown
		Verified	Public Record
		Validity	Arms Length Sale

Reference 1 B2685P0187
 Reference 2 U-08-002/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
1.00	Acres-Influence W Size Adj	17,500.00	17,500	100%		17,500
0.60	Acres-Rear Land 1-10	2,000.00	1,200	100%		1,200
Total Acres 1.60					Land Total	193,700

Dwelling Description				Replacement Cost New	
Colonial	Two Story	646 Sqft	Grade B 110	Base	140,994
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,874
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,458
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1810	0	OLD TYPE	Old Type	Above Average	Typical	150,326			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
LAYOUT.....		Location		75%	90%	90%	91,323		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.75 Story/BSMT	1810	532	B 110	68,852	Avq+	75%	90%	90%	41,828
Open Frame Porch	1810	135	B 110	3,748	Avq+	75%	90%	90%	2,277
1 & 3/4 STORY FR	1810	304	B 110	34,988	Avq+	75%	90%	90%	21,255
Encl Frame Porch	1810	12	B 110	952	Avq+	75%	90%	90%	579
1.75 ST GARAGE..	1810	540	B 110	47,715	Avq+	75%	90%	90%	28,986
Frame Shed	1810	135	E 100	611	Avq+	75%	100%	90%	412
Open Frame Porch	1810	102	B 110	2,903	Avq+	75%	90%	90%	1,763
Encl Frame Porch	2003	270	B 100	10,552	Avq.	90%	100%	90%	8,547
Wood Deck	2003	270	B 100	3,340	Avq.	90%	100%	90%	2,705
2,755 SFLA	Outbuilding Total								108,352

Acpt Land 193,700 **Accepted Bldg** 199,700 **Total** 393,400

Valuation Report

Neighborhood	VILLAGE	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 10/01/2015
Topography	Rolling	Sale Price 625,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3890P0143 B4367P0198
 Reference 2 U-08-003/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	125%		218,750
1.00	Acres-Influence W Size Adj	17,500.00	17,500	100%		17,500
1.57	Acres-Waterfront Rear	13,000.00	20,410	100%		20,410
Total Acres 2.57			Land Total			256,660

Dwelling Description				Replacement Cost New	
Colonial	Two Story	989 Sqft	Grade AA100	Base	245,252
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	15	HEARTH			
Bedrooms	5	Add Fixtures	1		
Baths	3	Half Baths	1	Plumbing	15,847
Attic	Floor & Stairs			Attic	2,612
FirePlaces	2			Fireplace	10,567
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1889	0	GOOD	GOOD	Good	Typical	274,278			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	80%	100%	100%	219,422				
Outbuildings/Additions/Improvements					Percent Good		Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
2 Story/BASEMENT	1889	552	AA100	97,213	Good	80%	100%	100%	77,770
Open Frame Porch	1889	160	AA100	5,377	Good	80%	100%	100%	4,302
ONE STORY FRAME	1889	650	AA100	63,231	Good	80%	100%	100%	50,585
1.75 ST BARN....	1889	1200	AA100	90,190	Good	80%	100%	100%	72,152
Wood Deck	1889	64	AA100	1,245	Good	80%	100%	100%	996
Unfinished Attic	1889	552	AA100	3,731	Good	80%	100%	100%	2,985
3,732 SFLA									
					Outbuilding Total				208,790
Acpt Land		256,700		Accepted Bldg		428,200		Total	
								684,900	

Name: HART, CHRISTOPHER DANIEL

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EASON, ALISSA LEE

Map/Lot:

U08-004

Account: 1561 Card: 1 of 2

Location:

106 BATH ROAD

Neighborhood	VILLAGE	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 11/18/2019
Topography	Level	Sale Price 775,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3162P0003 (10/03)
 Reference 2 U-08-004/00 0000000000
 Tran/Land/Bldg 8 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	125%		218,750
1.00	Acres-Influence W Size Adj	17,500.00	17,500	100%		17,500
7.30	Acres-Waterfront Rear	13,000.00	94,900	100%		94,900
Total Acres 8.30			Land Total			331,150

Dwelling Description				Replacement Cost New		
Colonial	Two Story	1,288 Sqft	Grade AA100	Base		344,448
Exterior	BRICK/STONE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	12	HEARTH				
Bedrooms	5	Add Fixtures	2			
Baths	3	Half Baths	1	Plumbing		17,608
Attic	None			Attic		0
FirePlaces	3			Fireplace		13,221
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1935	0	GOOD	GOOD	Average	Typical	375,277
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		65%	100%	100%
						243,930

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1935	572	AA100	100,736	Avq.	65%	100%	100%	65,478
1.75 Story/BSMT	1935	352	AA100	55,820	Avq.	65%	100%	100%	36,283
Open Frame Porch	1935	325	AA100	10,556	Avq.	65%	100%	100%	6,861
Open Frame Porch	1935	96	AA100	3,368	Avq.	65%	100%	100%	2,189
Unfin Basement	1935	132	AA100	818	Avq.	65%	100%	100%	532
Frame Shed	1935	100	C 100	612	Avq.	65%	100%	100%	398
Frame Garage	1935	440	C 100	13,395	Avq.	65%	100%	100%	8,707
Frame Shed	1935	64	C 100	392	Avq.	65%	100%	100%	255
Frame Shed	1935	128	C 100	783	Avq-	57%	100%	100%	446
Outbuilding Total									121,149

Acpt Land	331,200	Accepted Bldg	365,100	Total	696,300
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Name: HART, CHRISTOPHER DANIEL

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EASON, ALISSA LEE

Map/Lot: U08-004

Account: 1561 Card: 2 of 2

Location: 106 BATH ROAD

Neighborhood VILLAGE

Zoning/Use SHORE RESIDENTIA
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 11/18/2019
Sale Price 775,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B1773P0030
Reference 2 U-08-004/00 0000000000
Tran/Land/Bldg 8 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 101

Table with columns: Dwelling Description, Replacement Cost New. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Table with columns: Dwelling Condition, Layout, Total. Rows include Built, Renovated, Kitchens, Baths, Condition, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld), Outbuildings/Additions/Improvements, Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld.

WISCASSET

Valuation Report

09/13/2022

Name: HART, CHRISTOPHER DANIEL

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EASON, ALISSA LEE

Map/Lot:

U08-004

Account: 1561

Location:

106 BATH ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	331,200	365,100	696,300	331,200	365,100	696,300
2	0	85,300	85,300	0	85,300	85,300
TOTAL	331,200	450,400	781,600	331,200	450,400	781,600

WISCASSET
 Name: BONN, ALEKSANDRA

Valuation Report

09/13/2022

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Map/Lot: U08-005

Account: 1568 Card: 1 of 1

Location: FLOOD AVE/POTTLE COVE ROAD

Neighborhood SOUTHEAST
 Zoning/Use SHORE RESIDENTIA
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 08/20/2012
 Sale Price 133,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4562P0032 B4583P0244

Reference 2 U-09-003/00 0000000000

Tran/Land/Bldg 9 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Acres-Base Water Influence 1	175,000	175,000	200%		0
0.00	Acres-Influence W Size Adj	17,500.00	17,500	100%		0
0.00	Acres-Rear Land 1-10	13,000.00	94,900	100%		0
Total Acres 0.00					Land Total	0

Accpt Land 0 **Accepted Bldg** 0 **Total** 0

Neighborhood SOUTHEAST

Zoning/Use RURAL
 Topography Rolling
 Utilities All Public
 Street Paved

Reference 1 B2443P0020
 Reference 2 U-09-001/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
4.15	Acres-Rear Land 1-10	2,000.00	8,300	100%		8,300
					Land Total	44,600

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 3/4 Story CLAPBOARD 1 OTHER Units-0	720 Sqft Masonry Trim Roof Cover	Grade B 95 None Asphalt Shingles	Base Trim Roof	103,680
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	OLD TYPE	Old Type	Below Average	Typical	106,162
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		57%	100%	100%
						60,512

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 STORY FR	1900	480	B 95	41,465	Avq-	57%	100%	100%	23,635
Frame Shed	1900	350	D 100	1,842	Fair	42%	100%	100%	774
Frame Shed	1960	150	D 100	789	Avq-	61%	100%	100%	481
Frame Shed	1940	312	D 100	1,642	Fair	42%	100%	100%	690
Wood Deck	2006	48	B 100	736	Avq.	92%	100%	100%	677
Frame Shed	1970	480	C 100	2,938	Avq.	74%	100%	100%	2,174
STORE FRAME.....	1970	480	C 100	45,451	Avq.	74%	100%	100%	33,634
Frame Garage	1980	480	C 100	14,307	Avq-	70%	100%	100%	10,015
1,980 SFLA									72,080

Acpt Land	44,600	Accepted Bldg	132,600	Total	177,200
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WISCASSET
 Name: WAITE, JOSHUA

Valuation Report

09/13/2022

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Map/Lot:

U09-001-002

Account: 1564 Card: 1 of 1

Location:

52 FLOOD AVENUE

Neighborhood SOUTHEAST

Zoning/Use RURAL
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 01/04/2010
 Sale Price 0
 Sale Type Mobile Home
 Financing Unknown
 Verified Seller
 Validity Arms Length Sale

Reference 1 B0000P0000
 Reference 2 U-09-001/01 0000000000
 Tran/Land/Bldg 6 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 109

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12' Mobile Home	1980	12X56	D 100	48,895	Fair	30%	50%	100%	7,334
672 SFLA									7,334
Accpt Land						0	Accepted Bldg		7,300
							Total		7,300

Valuation Report

Map/Lot:

U09-001-A

Account: 1565 Card: 1 of 1

Location:

74 FLOOD AVENUE

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 04/03/2013
Topography	Steep	Sale Price 25,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Distressed Sale

Reference 1 B4650P0157
 Reference 2 U-09-001/A0 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Commercial	135,000	135,000	50%	Topoqraphy	67,500	
0.14	Acres-Commercial Size Adj	15,000.00	2,100	100%		2,100	
Total Acres 0.14					Land Total	69,600	

Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
STORE FRAME.....	1970	853	C 100	80,771	Avq-	65%	75%	100%	39,376	
BSMT UNFINISHED.	0	853	C 100	9,664	Avq-	57%	75%	100%	4,131	
Wood Deck	0	252	C 100	2,720	Avq-	57%	100%	100%	1,550	
						Outbuilding Total			45,057	
Accpt Land		69,600		Accepted Bldg		45,100		Total		114,700

Name: NEW ERA 2014, LLC.

DAVID J JONES (MANAGING MEMBER)

Map/Lot:

U09-003

Account: 1562 Card: 1 of 2

Location:

28 FLOOD AVENUE

Neighborhood	VILLAGE	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 11/20/2020
Topography	Rolling	Sale Price 1,080,000
Utilities	All Public	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Foreclosure

Reference 1 B4562P0032 B4583P0244
 Reference 2 U-08-005/00 7738686524
 Tran/Land/Bldg 8 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Water Influence 1	175,000	175,000	125%		218,750	
1.00	Acres-Influence W Size Adj	17,500.00	17,500	100%		17,500	
2.00	CRPLN-CROPLAND	400.00	800	100%		800	
4.00	EDIBL-HORTICULTURAL-ED	450.00	1,800	100%		1,800	
6.00	PAST -PASTURE 1	325.00	1,950	100%		1,950	
2.00	EDIBL-HORTICULTURAL-ED	450.00	900	100%		900	
1.00	Acres-FARM SOFTWOOD	300.00	300	100%		300	
Total Acres 16.00			Land Total		242,000		

Dwelling Description				Replacement Cost New		
Colonial	Two & 1/2 Story	1,152 Sqft	Grade AA100	Base	303,527	
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0	
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0	
					0	
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0	
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0	
Heating	100% Forced Warm	Cooling	100% None	Heat	0	
Rooms	14	HEARTH		HEARTHS	0	
Bedrooms	5	Add Fixtures	0			
Baths	4	Half Baths	1	Plumbing	19,369	
Attic	None			Attic	0	
FirePlaces	7			Fireplace	23,835	
Insulation	Heavy			Insulation	3,169	
Unfin. Living Area	NONE			Unfinished	0	

Dwelling Condition				Layout			Total	
Built	Renovated	Kitchens	Baths	Condition	Typical			349,900
1850	2001	GOOD	GOOD	Excellent				
Functional Obsolescence				Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)
None				None	90%	100%	100%	314,910

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnd
Open Frame Porch	1850	288	AA100	9,395	Exc.	90%	100%	100%	8,456
2 Story/BASEMENT	1850	450	AA100	79,250	Exc.	90%	100%	100%	71,325
ONE STORY FRAME	1850	360	AA100	35,021	Exc.	90%	100%	100%	31,519
ONE STORY FRAME	1850	120	AA100	11,673	Exc.	90%	100%	100%	10,506
Frame Bay Window	1850	40	AA100	3,890	Exc.	90%	100%	100%	3,501
2 Story/BASEMENT	2001	720	AA100	126,799	Avq.	89%	100%	100%	112,851
ONE STORY FRAME	2001	1190	AA100	115,760	Avq.	89%	100%	100%	103,026
Barn 1S	1850	936	B 100	27,454	Avq.	65%	100%	100%	17,845
Frame Shed	1850	72	B 100	507	Exc.	90%	100%	100%	456
Frame Shed	1850	100	B 100	704	Avq.	65%	100%	100%	458
6,930 SFLA								Outbuilding Total	359,943

Acpt Land	242,000	Accepted Bldg	674,900	Total	916,900
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Name: NEW ERA 2014, LLC.

DAVID J JONES (MANAGING MEMBER)

Map/Lot:

U09-003

Account: 1562 Card: 2 of 2

Location:

28 FLOOD AVENUE

Neighborhood	VILLAGE	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 11/20/2020
Topography	Level	Sale Price 1,080,000
Utilities	All Public	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Foreclosure

Reference 1 B2649P0136
 Reference 2 U-08-005/00 7738686524
 Tran/Land/Bldg 8 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
27.00	Acres-FARM HARDWOOD	241.00	6,507	100%		6,507
Total Acres 27.00				Land Total		6,507

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1850	104	C 100	1,211	Avq.	65%	100%	100%	787
Wood Deck	1850	170	C 100	1,884	Fair	42%	100%	100%	791
CAMP OR CABIN...	1850	238	C 100	5,422	Avq-	57%	100%	100%	3,091
Swimming Pool	1850	0	C 100	5,767	Poor	25%	25%	100%	360
ONE STORY FRAME	1850	1190	C 100	74,684	C Gr	25%	100%	100%	18,671
8,120 SFLA									
						Outbuilding Total			23,700
Acpt Land		6,500	Accepted Bldg		23,700	Total		30,200	

WISCASSET

Valuation Report

09/13/2022

Name: NEW ERA 2014, LLC.

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DAVID J JONES (MANAGING MEMBER)

Map/Lot:

U09-003

Account: 1562

Location:

28 FLOOD AVENUE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	242,000	674,900	916,900	242,000	674,900	916,900
2	6,500	23,700	30,200	6,500	23,700	30,200
TOTAL	248,500	698,600	947,100	248,500	698,600	947,100

Name: FAIRSERVICE, MARK W

FAIRSERVICE, JOANN G

Map/Lot: U09-004

Account: 1569 Card: 1 of 1

Location: 55 POTTLE COVE ROAD

Neighborhood SOUTHEAST

Zoning/Use SHORE RESIDENTIA

Topography Level

Utilities All Public

Street Paved

Sale Data

Sale Date 06/01/1997

Sale Price 85,000

Sale Type Land & Buildings

Financing Unknown

Verified Public Record

Validity Renovations

Reference 1 B2252P0114

Reference 2 U-09-004/00 0000000000

Tran/Land/Bldg 9 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) 50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	105,000	105,000	225%	View/Envir	236,250
1.00	Acres-Shallow WF Size Adj	10,500.00	10,500	100%		10,500
4.39	Acres-Rear Land 1-10	2,000.00	8,780	100%		8,780
Total Acres 5.39						Land Total 255,530

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story OTHER 1 OTHER Units-0	1,078 Sqft Masonry Trim Roof Cover	Grade B 100 None Asphalt Shingles	Base Trim Roof	176,770 0 0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,919
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1999	0	TYPICAL	TYPICAL	Average	Typical	180,689			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
Incomplete		None		89%	90% 100%	144,732			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1999	380	B 100	4,630	Avq.	88%	100%	100%	4,074
Frame Shed	1999	420	B 100	2,956	Avq.	88%	100%	100%	2,601
Wood Deck	1999	120	B 100	1,580	Avq.	88%	100%	100%	1,390
2S Frame Garage	2010	864	C 100	34,590	Avq.	92%	100%	100%	31,823
2,156 SFLA									
Outbuilding Total									39,888

Acpt Land 255,500 **Accepted Bldg** 184,600 **Total** 440,100

Name: LEIGHTON, SAMUEL J

Page 2129

LEIGHTON, RUTH E

Map/Lot: U09-005

Account: 1570 Card: 1 of 1

Location: 205 BATH ROAD

Neighborhood U.S. RTE 1

Zoning/Use RURAL
Topography Above Street
Utilities All Public
Street Paved

Sale Data
Sale Date 09/11/2015
Sale Price 65,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3311P0134 (06/04)
Reference 2 U-09-005/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 1

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Dwelling Description, Price/Unit, Replacement Cost New, and Value. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 1947, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Average, Layout Typical, and Total 65,287.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Wood Deck, Open Frame Porch, Frame Shed, and 798 SFLA.

Acpt Land 50,800 Accepted Bldg 46,900 Total 97,700

WISCASSET
 Name: MELNUK, BERTHA M

Valuation Report

09/13/2022
 Page 2130
 U09-006
 BATH ROAD

Account: 1571 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood U.S. RTE 1

Zoning/Use RURAL C
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B1587P0191
 Reference 2 U-09-006/00 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
6.12	Acres-Rear Land 1-10	2,000.00	12,240	100%		12,240	
Total Acres 6.12				Land Total		12,240	
Acpt Land		12,200	Accepted Bldg		0	Total	12,200

Valuation Report

Account: 1976 Card: 1 of 1

Location: 195 BATH ROAD

Neighborhood U.S. RTE 1
Zoning/Use RURAL C
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 03/17/2005
Sale Price 77,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Renovations

Reference 1 B3453P0147 B3476P0002
Reference 2 U-9-6A
Tran/Land/Bldg 9 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	5,000.00	5,000	100%		5,000
0.10	Acres-Rear Land 1-10	2,000.00	200	100%		200
Total Acres 1.10					Land Total	50,200

Dwelling Description				Replacement Cost New		
Conventional	One Story	416 Sqft	Grade C 95	Base		35,924
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	100% None	Heat		0
Rooms	3	HEARTH				
Bedrooms	1	Add Fixtures	0	Plumbing		0
Baths	1	Half Baths	0	Attic		0
Attic	None			Fireplace		0
FirePlaces	0			Insulation		0
Insulation	Full			Unfinished		0
Unfin. Living Area	NONE					

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1930	0	TYPICAL	TYPICAL	Average	Typical	35,924			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)		
None		None		65%	100%	100%	23,351		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	1930	40	C 95	987	Avq.	65%	100%	100%	642
ONE STORY FRAME	1930	260	C 95	15,502	Avq.	65%	100%	100%	10,076
ONE STORY FRAME	2005	90	C 95	5,366	Avq.	65%	100%	100%	3,488
2S Frame Garage	2005	288	C 95	14,157	Avq.	65%	100%	100%	9,202
766 SFLA									
						Outbuilding Total		23,408	
Acpt Land		50,200		Accepted Bldg		46,800		Total	
								97,000	

Valuation Report

Map/Lot: U09-007

Account: 1572 Card: 1 of 1

Location: 187 BATH ROAD

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 11/09/2020
Topography	Above Street	Sale Price 172,000
Utilities	Public Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B1323P0057
Reference 2 U-09-007/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000	
0.69	Acres-HS Size Adj	5,000.00	3,450	100%		3,450	
Total Acres 0.69			Land Total		48,450		

Dwelling Description				Replacement Cost New		
Multi Family	One & 3/4 Story	960 Sqft	Grade C 105	Base	130,257	
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0	
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0	
					0	
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-5,010	
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0	
Heating	100% Hot Water BB	Cooling	0% None	Heat	0	
Rooms	8	HEARTH				
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing	3,578	
Attic	None			Attic	0	
FirePlaces	1			Fireplace	5,361	
Insulation	Full			Insulation	0	
Unfin. Living Area	NONE			Unfinished	0	

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout			Total		
1945	2003	TYPICAL	TYPICAL	Average	Typical			134,186		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		67%	100%	100%	89,905			

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
ONE STORY FRAME	1945	96	C 105	6,326	Avq.	67%	100%	100%	4,238
Open Frame Porch	1945	192	C 105	4,323	Avq.	67%	100%	100%	2,896
ONE STORY FRAME	1945	624	C 105	41,120	Avq.	67%	100%	100%	27,550
Wood Deck	1980	112	C 100	1,292	Avq-	70%	100%	100%	904
Frame Bay Window	1960	16	C 105	1,054	Avq.	67%	100%	100%	706
Frame Garage	1985	576	C 100	16,493	Avq.	81%	100%	100%	13,359
Frame Shed	2003	480	B 100	3,379	Avq.	90%	100%	100%	3,041
Finished Attic	1945	192	C 105	3,238	Avq.	67%	100%	100%	2,169
Outbuilding Total									54,863

Acpt Land	48,500	Accepted Bldg	144,800	Total	193,300
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Valuation Report

Map/Lot:

U09-007-A

Account: 1573 Card: 1 of 1

Location:

179 BATH ROAD

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 07/27/2021
Topography	Rolling	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Other Non Valid

Reference 1 B1323P0057
 Reference 2 U-09-007/A0 0000000000
 Tran/Land/Bldg 6 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
0.70	Acres-Commercial Size Adj	15,000.00	10,500	100%		10,500
Land Total						145,500

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
STORE FRAME.....	1984	2736	C 100	259,072	Avq-	72%	50%	100%	93,266	
WAREHOUSE WD....	1984	972	C 100	42,690	Avq-	72%	50%	100%	15,368	
GARAGE FRAME ..	1984	1296	C 100	50,028	Avq-	72%	50%	100%	18,010	
OFFICE MEZZ	1984	432	C 100	18,662	Avq-	72%	50%	100%	6,718	
Outbuilding Total									133,362	
Acpt Land		145,500		Accepted Bldg		133,400		Total		278,900

WISCASSET
 Name: BROWNSTEIN, ALISHA S
 LUCAS, JONATHAN G

Valuation Report

09/13/2022

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Account: 1574 Card: 1 of 1

Map/Lot: U09-008
 Location: 167 BATH ROAD

Neighborhood	U.S. RTE 1	Sale Data	
Zoning/Use	RURAL	Sale Date	03/04/2022
Topography	Above Street	Sale Price	305,000
Utilities	Public Sewer	Sale Type	Land & Buildings
Street	Paved	Financing	Unknown
		Verified	Public Record
		Validity	Arms Length Sale

Reference 1 B3390P0295 B4302P0191
 Reference 2 U-09-008/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	5,000.00	5,000	100%		5,000
0.40	Acres-Rear Land 1-10	2,000.00	800	100%		800
Total Acres 1.40			Land Total			50,800

		Dwelling Description		Replacement Cost New	
Colonial	Two Story	836 Sqft	Grade B 95	Base	143,256
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,723
Attic	None			Attic	0
FirePlaces	2			Fireplace	7,448
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

		Dwelling Condition				Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout			Total	
1937	2004	TYPICAL	TYPICAL	Above Average	Typical			154,427	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)	
None		None		75%	100%	100%		115,820	
Outbuildings/Additions/Improvements						Percent Good		Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1937	18	B 95	1,036	Avq.	65%	100%	100%	673
1S AD/GAR.....	1937	432	B 95	33,092	Avq.	65%	100%	100%	21,510
1,672 SFLA						Outbuilding Total			22,183

Acpt Land	50,800	Accepted Bldg	138,000	Total	188,800
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Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
Topography Rolling
Utilities Public Sewer
Street Paved

Reference 1 B1218P0178 B4236P0245
Reference 2 U-09-008/01 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.93	Acres-Rear Land 1-10	2,000.00	1,860	100%		1,860
Total Acres 1.93					Land Total	34,860

Dwelling Description

Replacement Cost New

Colonial	Two Story	904 Sqft	Grade B 95	Base	154,908
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	157,390
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		83%	100% 100%	130,634

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1985	228	B 95	18,456	Avq.	83%	100%	100%	15,318
1SFr Overhang	1985	662	B 95	45,390	Avq.	83%	100%	100%	37,674
Frame Garage	1985	484	B 95	15,730	Avq.	83%	100%	100%	13,056
Wood Deck	1985	573	C 100	5,995	Avq.	81%	100%	100%	4,856
Open Frame Porch	1985	8	B 95	428	Avq.	83%	100%	100%	355
Wood Deck	1985	164	B 95	1,991	Avq.	83%	100%	100%	1,653
2,698 SFLA									72,912

Acpt Land	34,900	Accepted Bldg	203,500	Total	238,400
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WISCASSET
 Name: HAGGETT, JODY L

Valuation Report

09/13/2022
 Page 2136
 U09-008-002
 HAGGETT ROAD

Account: 1576 Card: 1 of 1
 Map/Lot: Location:

Neighborhood SOUTHWEST
 Zoning/Use RESIDENTIAL
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B1218P0180
 Reference 2 U-09-008/02 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.83	Acres-Rear Land 1-10	2,000.00	1,660	100%		1,660
Total Acres 1.83					Land Total	34,660
Accpt Land			34,700	Accepted Bldg		0
				Total		34,700

WISCASSET

Valuation Report

09/13/2022

Name: HAGGETT, CRAIG T

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HAGGETT, GLEN S. & JODY L.

Map/Lot:

U09-008-003

Account: 1577 Card: 1 of 1

Location:

20 HAGGETT ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
Topography Level
Utilities NoWater/NoSewer
Street Paved

Reference 1 B1897P0101
Reference 2 U-09-008/03 0000000000

Tran/Land/Bldg 1 1 16

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 108

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Outbuildings/Additions/Improvements

Table with 11 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Percent Good (Func, Econ), Value Rcnld. Includes entry for 1.50 ST GARAGE..

Acpt Land 34,800 Accepted Bldg 50,400 Total 85,200

WISCASSET
 Name: BLACKMAN, KRYSTAL E
 NAVARETTE, ENRIQUE JR

Valuation Report

09/13/2022

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Account: 1578 Card: 1 of 1

Map/Lot: U09-008-004
 Location: 28 OLD BATH ROAD

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 10/20/2020
Topography	Level	Sale Price 315,000
Utilities	Public Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B1412P0281
 Reference 2 U-09-008/04 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.48	Acres-Rear Land 1-10	2,000.00	960	100%		960
Total Acres 1.48			Land Total			33,960

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	864 Sqft	Grade B 95	Base		121,976
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Damp Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	6	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		2,482
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1985	0	TYPICAL	TYPICAL	Average	Typical	124,458			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	83%	100%	100%	103,300				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1996	384	B 95	26,329	Avq.	87%	100%	100%	22,906
Wood Deck	1985	292	C 100	3,128	Avq-	72%	100%	100%	2,252
Frame Garage	1985	768	C 100	20,867	Avq.	81%	100%	100%	16,902
Frame Garage	1985	308	C 100	10,388	Avq.	81%	100%	100%	8,414
Frame Shed	1985	120	C 100	734	Avq.	81%	100%	100%	595
Frame Shed	1985	308	C 100	1,885	Avq.	81%	100%	100%	1,527
Open Frame Porch	1985	168	B 95	3,967	Avq.	83%	100%	100%	3,293
1,896 SFLA									
Outbuilding Total									55,889

Acpt Land 34,000 **Accepted Bldg** 159,200 **Total** 193,200

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 06/28/2021
Topography	Level	Sale Price 219,500
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Split/Assemblage

Reference 1 B1512P0111
 Reference 2 U-09-008/00 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
1.00	Acres-Commercial Size Adj	15,000.00	15,000	100%		15,000
1.90	Acres-Rear Land 1-10	2,000.00	3,800	100%		3,800
Total Acres 2.90					Land Total	153,800

Dwelling Description				Replacement Cost New	
Ranch	One Story	891 Sqft	Grade D 100	Base	71,703
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,161
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,954
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1970	2004	TYPICAL	TYPICAL	Average	Typical	65,496			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Deferred Maintenance		None		77%	50%	100%	25,216		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2S Frame Garage	1990	800	C 100	32,402	Avq-	74%	100%	100%	23,977
Frame Shed	1990	96	C 100	588	Avq.	84%	100%	100%	494
OFFICE WOOD.....	2004	1132	C 100	71,044	Avq.	91%	100%	100%	64,650
PAVING.....	2004	13200	C 100	26,400	Avq.	91%	50%	100%	12,012
891 SFLA									
						Outbuilding Total		101,133	

Acpt Land	153,800	Accepted Bldg	126,300	Total	280,100
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Name: CURTIS, WILLIAM J

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CURTIS, DOROTHY J

Map/Lot:

U09-009

Account: 1579 Card: 1 of 1

Location:

12 OLD BATH ROAD

Neighborhood U.S. RTE 1

Zoning/Use COMMERCIAL
Topography Rolling
Utilities All Public
Street Paved

Reference 1 B0940P0110
Reference 2 U-09-009/00 0000000000
Tran/Land/Bldg 6 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 6 50 0 Land Schedule 1

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes sub-table for Outbuildings/Additions/Improvements.

Acpt Land

52,100

Accepted Bldg

138,100 Total

190,200

Name: HAGGETT, CODY A

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HAGGETT, CHELSEA

Map/Lot: U09-010

Account: 1580 Card: 1 of 1

Location: 40 OLD BATH ROAD

Neighborhood: SOUTHWEST

Zoning/Use: RESIDENTIAL
Topography: Rolling
Utilities: All Public
Street: Paved

Sale Data
Sale Date: 03/26/2015
Sale Price: 0
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Related Parties

Reference 1: B4667P0169
Reference 2: U-09-010/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 108

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value and Acres-HS Size Adj.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes sub-table for Outbuildings/Additions/Improvements.

Acpt Land 31,400 Accepted Bldg 121,700 Total 153,100

WISCASSET
Name: HAGGETT, BELINDA

Valuation Report

09/13/2022

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Map/Lot:

U09-010-001

Account: 1581 Card: 1 of 1

Location:

40 OLD BATH ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL

Topography Level

Utilities All Public

Street Paved

Reference 1 B0000P0000

Reference 2 U-09-010/01 0000000000

Tran/Land/Bldg 1 1 2

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 108

Accpt Land

0 **Accepted Bldg**

0 **Total**

0

WISCASSET

Valuation Report

09/13/2022

Name: HAGGETT, CODY A

Page 2143

HAGGETT, CHELSEA

Map/Lot: U09-011

Account: 1582 Card: 1 of 1

Location: 44 OLD BATH ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 03/26/2015
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B3517P0246 (07/05)
Reference 2 U-09-011/00 2123956121
Tran/Land/Bldg 1 1 16
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 108

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, and Land Total.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Percent Good (Func, Econ), Value Rcnld. Includes Masonry Shed and Outbuilding Total.

Acpt Land 15,800 Accepted Bldg 2,000 Total 17,800

Neighborhood SOUTHWEST
Zoning/Use RESIDENTIAL
Topography Above Street
Utilities Public Sewer
Street Paved

Sale Data
Sale Date 01/05/2021
Sale Price 225,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3322P0075 B3804P0133
Reference 2 U-09-012/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
0.50	Acres-HS Size Adj	3,000.00	1,500	100%		1,500
Total Acres 0.50						Land Total 31,500

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,056 Sqft	Grade D 100	Base	60,701
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,672
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-2,579
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,290
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1985	0	TYPICAL	TYPICAL	Below Average	Typical	50,091		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		
None		None		74%	100%	100%		
						37,067		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Wood Deck	2020	112	C 100	1,292	Avq.	92%	100%	100%
Frame Garage	2021	576	D 100	14,184	Avq.	92%	100%	100%
1,056 SFLA							Outbuilding Total	14,238

Acpt Land 31,500 **Accepted Bldg** 51,300 **Total** 82,800

Name: PINKHAM, MICHAEL

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PINKHAM, LOUANNE

Map/Lot:

U09-012-A

Account: 1584 Card: 1 of 1

Location:

48 OLD BATH ROAD

Neighborhood: SOUTHWEST

Zoning/Use: RESIDENTIAL
Topography: Rolling
Utilities: Public Sewer
Street: Paved

Reference 1: B1719P0135
Reference 2: U-09-012/A0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 108

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.30 Acres-HS Size Adj, and Total Acres 0.30.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Split Level, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1991, 0 TYPICAL, TYPICAL, Below Average, Typical, 80,200.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 76%, 100%, 100%, 60,952.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include 1 Story/BASEMENT, Wood Deck, Wood Deck, 1,002 SFLA.

Summary row: Acpt Land 30,900 Accepted Bldg 90,200 Total 121,100

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
 Topography Above Street
 Utilities Public Sewer
 Street Paved

Reference 1 B0875P1114
 Reference 2 U-09-013/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
0.45	Acres-HS Size Adj	3,000.00	1,350	100%		1,350
					Land Total	31,350

Dwelling Description

Replacement Cost New

Ranch	One Story	576 Sqft	Grade C 95	Base	56,325
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,137
Rooms	3	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1959	0	TYPICAL	TYPICAL	Average	Typical	54,188		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		
None		None		73%	100%	100%		
						39,557		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Wood Deck	1976	204	C 95	2,119	Avq.	73%	100%	100%
576 SFLA							1,547	
						Outbuilding Total	1,547	

Acpt Land 31,400 **Accepted Bldg** 41,100 **Total** 72,500

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RURAL	Sale Date 08/10/2007
Topography	Rolling	Sale Price 0
Utilities	All Public	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B3912P0158
 Reference 2 U-09-014/00 0000000000
 Tran/Land/Bldg 8 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
1.00	Acres-Rear Land 1-10	2,000.00	2,000	100%		2,000
Total Acres 2.00			Land Total			35,000

Dwelling Description				Replacement Cost New	
Conventional	Two Story	775 Sqft	Grade C 100	Base	110,508
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,408
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,550	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1940	2006	None	GOOD	Above Average	Typical	113,916	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcld)
None		None		75%	90%	100%	76,893

Acpt Land	35,000	Accepted Bldg	76,900	Total	111,900
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WISCASSET
 Name: WENLOCK EDGE, LLC

Valuation Report

09/13/2022

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Account: 2527 Card: 1 of 1

Map/Lot: U09-014-A
 Location: OLD BATH ROAD

Neighborhood: SOUTHWEST
 Zoning/Use: RURAL
 Topography: Rolling
 Utilities: All Public
 Street: Paved

Sale Data
 Sale Date: 09/15/2008
 Sale Price: 0
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B4098P0120
 Reference 2: U-09-014-A
 Tran/Land/Bldg: 0 8 0
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 108

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000	
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000	
67.00	R 20+-Rear 20+	500.00	33,500	100%		33,500	
Total Acres 88.00					Land Total	96,500	
Acpt Land		96,500	Accepted Bldg		0	Total	96,500

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
 Topography Rolling
 Utilities All Public
 Street Paved

Reference 1 B2075P0026 B3808P0200
 Reference 2 U-09-015/00 0000000000
 Tran/Land/Bldg 6 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
2.25	Acres-Rear Land 1-10	2,000.00	4,500	100%		4,500
Total Acres 3.25					Land Total	37,500

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,200 Sqft	Grade B 100	Base	181,894
Exterior	CLAPBOARD	Masonry Trim	258Sqft	Trim	1,264
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	720 Sqft, Grade D	Basement Gar	None	Fin Bsmt	27,574
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	10	HEARTH			
Bedrooms	5	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	7,838
Attic	None			Attic	0
FirePlaces	2			Fireplace	7,840
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1939	2004	GOOD	TYPICAL	Average	Typical	226,410
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	147,167	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1939	143	B 100	5,783	Avq.	65%	100%	100%	3,759
UA/Fr/B	1998	720	B 100	65,487	Avq.	65%	100%	100%	42,567
1 Story/BASEMENT	1939	228	B 100	19,427	Avq.	65%	100%	100%	12,628
Encl Frame Porch	1939	60	C 100	2,320	Avq.	65%	100%	100%	1,508
FA/1FR	1998	516	C 100	39,985	Avq.	88%	100%	100%	35,187
Wood Deck	1998	586	C 100	6,127	Avq.	88%	100%	100%	5,392
1.25 ST GARAGE..	1939	576	C 100	25,531	Avq.	65%	100%	100%	16,595
Wood Deck	1939	144	B 100	1,862	Avq.	65%	100%	100%	1,210
3,050 SFLA						Outbuilding Total			118,846

Acpt Land

37,500

Accepted Bldg

266,000

Total

303,500

WISCASSET

Valuation Report

09/13/2022

Name: HOLBROOK, DOROTHY M(LIFE EST)

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WENTWORTH, CHRISTOPHER A

Map/Lot:

U09-016

Account: 1588 Card: 1 of 1

Location:

139 BATH ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
Topography Rolling
Utilities NoWater/NoSewer
Street Paved

Reference 1 B2075P0024 B4704P0195

Reference 2 U-09-016/00 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
0.82	Acres-HS Size Adj	3,000.00	2,460	100%		2,460
Total Acres 0.82					Land Total	32,460

Acpt Land	32,500	Accepted Bldg	0	Total	32,500
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WISCASSET

Valuation Report

09/13/2022

Name: CORWIN, MATTHEW J/T

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CORWIN, MURIELLE M

Map/Lot:

U09-016-A

Account: 1590 Card: 1 of 1

Location:

3 OLD BATH ROAD

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 02/02/2007
Topography	Rolling	Sale Price 70,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3808P0134
 Reference 2 U-09-016/A0 0000000000
 Tran/Land/Bldg 1 1 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	30%	Topoqrphry	40,500
1.00	Acres-Commercial Size Adj	15,000.00	15,000	100%		15,000
0.67	Acres-Commercial 1-20	15,000.00	10,050	100%		10,050
Total Acres 1.67						Land Total 65,550

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	1998	72	C 100	884	Avq.	88%	75%	100%	584	
ONE STORY FRAME	1998	196	C 100	12,301	Avq.	88%	75%	100%	8,119	
196 SFLA						Outbuilding Total			8,703	
Accpt Land		65,600		Accepted Bldg		8,700		Total		74,300

WISCASSET

Valuation Report

09/13/2022

Name: WISCASSET, INHABITANTS OF MUNICIPALITY

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TOWN SIGN LOT

Map/Lot:

U09-017

Account: 1591 Card: 1 of 1

Location: FLOOD AVENUE/ROUTE #1

Neighborhood SOUTHEAST

Zoning/Use RESIDENTIAL
Topography Level
Utilities All Public
Street Paved

Reference 1 B3144P0130 (09/03)

Reference 2 U-09-017/00 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) 12 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	10%		3,300
0.01	Acres-HS Size Adj	3,300.00	33	100%		33
Total Acres 0.01					Land Total	3,333

Acpt Land	3,300	Accepted Bldg	0	Total	3,300
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WISCASSET
 Name: MOON, JERRIANNE M J/T
 WHITNEY, PHILIP E

Valuation Report

09/13/2022

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Account: 1592 Card: 1 of 1

Map/Lot: U09-018
 Location: 23 FLOOD AVENUE

Neighborhood U.S. RTE 1
 Zoning/Use RURAL
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 10/24/2003
 Sale Price 93,400
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3184P0063 (11/03)
 Reference 2 U-09-018/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000	
0.33	Acres-HS Size Adj	5,000.00	1,650	100%		1,650	
Total Acres 0.33						Land Total	46,650

Dwelling Description

Replacement Cost New

Ranch	One Story	884 Sqft	Grade C 100	Base	82,720
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	82,720
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		77%	100% 100%	63,694
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Wood Deck	1970	306	C 100	3,271	Avq-	2,126
Frame Shed	1970	80	D 100	421	Avq-	274
884 SFLA						
Outbuilding Total						2,400

Acpt Land 46,700 **Accepted Bldg** 66,100 **Total** 112,800

Neighborhood U.S. RTE 1

Zoning/Use RURAL
Topography Above Street
Utilities All Public
Street Paved

Reference 1 B1454P0286
Reference 2 U-09-019/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	5,000.00	5,000	100%		5,000
0.49	Acres-Rear Land 1-10	2,000.00	980	100%		980
Total Acres 1.49					Land Total	50,980

Dwelling Description

Replacement Cost New

Colonial	Two Story	756 Sqft	Grade B 95	Base	129,547
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-4,105
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	5	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	6,205
Attic	Floor & Stairs			Attic	1,407
FirePlaces	1			Fireplace	5,578
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Below Average	Typical	138,632
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		57%	100%	100%
						79,020

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1900	240	C 100	2,598	Avq.	65%	100%	100%	1,689
ONE STORY FRAME	1900	160	B 95	10,971	Avq-	57%	100%	100%	6,253
2 Story/BASEMENT	1900	480	B 95	59,583	Avq-	57%	100%	100%	33,962
Open Frame Porch	1900	80	D 100	1,590	Avq-	57%	100%	100%	906
Frame Garage	1900	288	C 100	9,933	Avq.	65%	100%	100%	6,456
Wood Deck	2000	350	C 100	3,720	Avq.	89%	100%	100%	3,311
1S AD/GAR.....	2000	896	C 100	59,202	Avq.	89%	100%	100%	52,690
Open Frame Porch	2000	384	C 100	8,005	Avq.	89%	100%	100%	7,124
Frame Garage	2001	384	C 100	12,120	Avq.	89%	100%	100%	10,787
2,632 SFLA									123,178

Outbuilding Total 123,178

Acpt Land 51,000 Accepted Bldg 202,200 Total 253,200

Valuation Report

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	RURAL	Sale Date
Topography	Level	Sale Price
Utilities	All Public	Sale Type
Street	Paved	Financing
		Verified
		Validity

Reference 1	B2904P0206 B4292P0114		
Reference 2	U-09-020/00 0000000000		
Tran/Land/Bldg	1	1	11
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.87	Acres-HS Size Adj	5,000.00	4,350	100%		4,350
Land Total						49,350

Dwelling Description				Replacement Cost New		
Ranch	One Story	948 Sqft	Grade C 95	Base		84,274
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	None	Basement		-9,591
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	4	HEARTH				
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1945	0	TYPICAL	TYPICAL	Average	Typical	74,683				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		67%	100%	100%	50,038			
Outbuildings/Additions/Improvements						Percent Good				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Wood Deck	1945	300	C 100	3,210	Avq.	65%	100%	100%	2,086	
Open Frame Porch	1945	40	C 100	1,039	Avq.	65%	100%	100%	675	
Frame Shed	1945	48	C 100	294	Avq.	65%	100%	100%	191	
Frame Garage	1945	576	C 100	16,493	Avq.	65%	100%	100%	10,720	
948 SFLA						Outbuilding Total			13,672	
Acpt Land		49,400		Accepted Bldg		63,700		Total		113,100

Name: CROMWELL, JULIE A J/T

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JONES, ROBERT B

Map/Lot:

U09-021

Account: 1595 Card: 1 of 1

Location:

61 FLOOD AVENUE

Neighborhood U.S. RTE 1

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 06/14/2007
Sale Price 110,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3870P0050
Reference 2 U-09-021/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 1

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value (45,000.00) and 0.32 Acres-HS Size Adj (5,000.00).

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Spec, Condition, Replacement, Value. Rows include Ranch (One Story, 875 Sqft, Grade C 95, Base 77,784), Exterior (ALUM/VINYL, Masonry Trim, None, Trim 0), Dwelling Units (1 OTHER Units-0, Roof Cover, Asphalt Shingles, Roof 0), Foundation (Concrete, Basement, Dry Full Bmt, Basement 0), Fin. Basement Area (None, Basement Gar, None, Fin Bsmt 0), Heating (100% Hot Water BB, Cooling, 0% None, Heat 0), Rooms (5, HEARTH), Bedrooms (2, Add Fixtures, 0), Baths (1, Half Baths, 1, Plumbing 2,158), Attic (None, Attic 0), FirePlaces (0, Fireplace 0), Insulation (Full, Insulation 0), Unfin. Living Area (NONE, Unfinished 0).

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Values: Built 1965, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Average, Layout Typical, Total 79,942.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Encl Frame Porch (1965, 153, C 95, 5,088, Avq., 71%, 100%, 95%, 3,431), OFFICE WOOD..... (2008, 644, C 100, 40,417, Avq., 92%, 100%, 95%, 35,325), Frame Garage (1980, 384, C 100, 12,120, Avq., 79%, 100%, 95%, 9,096), Wood Deck (1965, 96, C 95, 1,073, Avq., 75%, 100%, 95%, 765), ONE STORY FRAME (2009, 180, C 95, 10,732, Avq., 92%, 100%, 95%, 9,379), 1,055 SFLA (Outbuilding Total 57,996).

Summary row: Acpt Land 46,600 Accepted Bldg 115,000 Total 161,600

Neighborhood U.S. RTE 1

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Reference 1 B1009P0201
Reference 2 U-09-022/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.33	Acres-HS Size Adj	5,000.00	1,650	100%		1,650
Total Acres 0.33						46,650

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	416 Sqft	Grade C 95	Base	51,069
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,701
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,850
Insulation	Minimal			Insulation	-982
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Average	Typical	52,236
Functional Obsolescence						Value(Rcnld)
None						33,953

Outbuildings/Additions/Improvements		Economic Obsolescence		Phys. %		Func. %		Econ. %		Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
Encl Frame Porch	1900	128	C 100	4,540	Avq.	65%	100%	100%	2,951	
ONE STORY FRAME	1900	312	C 95	18,602	Avq.	65%	100%	100%	12,091	
1 Story/BASEMENT	1900	238	C 95	16,751	Avq.	65%	100%	100%	10,888	
Frame Shed	1900	120	C 100	734	Avq-	57%	100%	100%	418	
Frame Garage	1950	499	C 100	14,739	Fair	42%	100%	100%	6,190	
ONE STORY FRAME	2003	90	C 100	5,648	Avq.	90%	100%	100%	5,083	
1 Story/BASEMENT	2007	260	C 100	19,263	Avq.	92%	100%	100%	17,722	
Canopy	2008	14	C 100	220	Avq.	92%	100%	100%	202	
Canopy	2007	63	C 100	712	Avq.	92%	100%	100%	655	
1,628 SFLA									56,200	

Acpt Land	46,700	Accepted Bldg	90,200	Total	136,900
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Name: MCKAY, JENNIFER & MICHAEL E. J/T

KELLEY, CAROLYN A (L/T)

Map/Lot:

U09-023

Account: 1597 Card: 1 of 1

Location:

29 FLOOD AVENUE

Neighborhood U.S. RTE 1

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 04/08/2009
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B1187P0057 B4125P0314

Reference 2 U-09-023/00 0000000000

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) 50 0 0 Land Schedule 1

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1947, 0, TYPICAL, TYPICAL, Average, Typical, 131,415.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 68%, 100%, 100%, 89,362.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck, Encl Frame Porch, Frame Garage, 1,260 SFLA, and Outbuilding Total.

Acpt Land 50,300 Accepted Bldg 104,300 Total 154,600

Name: SMITH, TRACEY M

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MCPHEE, AINSLEY P. & BETSY J.

Map/Lot:

U09-024

Account: 1598 Card: 1 of 1

Location:

19 FLOOD AVENUE

Neighborhood U.S. RTE 1

Zoning/Use RURAL

Topography Rolling

Utilities Public WaterSeptic System

Street Paved

Sale Data

Sale Date 11/15/2006

Sale Price 0

Sale Type Land & Buildings

Financing Unknown

Verified Public Record

Validity Related Parties

Reference 1 B0614P0281 B3776P0178

Reference 2 U-09-024/00 0000000000

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.38	Acres-HS Size Adj	5,000.00	1,900	100%		1,900
Total Acres 0.38			Land Total			46,900

Dwelling Description				Replacement Cost New		
Ranch	One Story	960 Sqft	Grade C 100	Base		89,832
Exterior	OTHER	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	4	HEARTH				
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition		Layout			Total
1957	0	TYPICAL	TYPICAL	Average		Typical			89,832
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)	
None		None		72%	100%	100%		64,679	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	1957	176	C 100	1,945	Avq.	67%	100%	100%	1,303
960 SFLA						Outbuilding Total			1,303
Acpt Land		46,900		Accepted Bldg		66,000		Total	112,900

Name: MANROEL, IRVING J J/T

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MANROEL, CONSTANCE

Map/Lot: U09-025

Account: 1599 Card: 1 of 1

Location: 13 FLOOD AVENUE

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	RURAL	Sale Date 10/29/2014
Topography	Rolling	Sale Price 19,000
Utilities	Public WaterSeptic System	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4833P0126
 Reference 2 U-09-025/00 0000000000
 Tran/Land/Bldg 6 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	90%	Size/Shape	40,500
0.39	Acres-HS Size Adj	5,000.00	1,950	90%	Size/Shape	1,755
Total Acres 0.39						Land Total 42,255

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	936 Sqft	Grade C 100	Base		115,113
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Heat Pump	Cooling	0% None	Heat		0
Rooms	0	HEARTH				
Bedrooms	0	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		2,272
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition		Layout			Total
2016	0	TYPICAL	TYPICAL	Average		Typical			117,385
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)	
None		None		92%	100%	100%		107,994	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	2020	160	C 100	1,782	Avq.	92%	100%	100%	1,639
Frame Shed	2020	96	D 100	506	Avq.	92%	100%	100%	466
1,404 SFLA	Outbuilding Total 2,105								

Acpt Land 42,300 **Accepted Bldg** 110,100 **Total** 152,400

Neighborhood U.S. RTE 1

Zoning/Use RURAL
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 07/21/2020
 Sale Price 450,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3832P0167
 Reference 2 U-10-001/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
1.00	Acres-Commercial Size Adj	15,000.00	15,000	100%		15,000
6.70	Acres-Rear Land 1-10	2,000.00	13,400	100%		13,400
Total Acres 7.70						Land Total 163,400

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
SELF STOR WAREHO	2007	6000	D 100	238,839	Avq.	100%	95%	100%	226,897
SELF STOR WAREHO	2007	4800	D 100	191,243	Avq.	100%	50%	100%	95,622
OFFICE WOOD.....	2007	1200	C 100	75,312	Avq.	100%	50%	100%	37,656
Outbuilding Total									360,175

Acpt Land 163,400 **Accepted Bldg** 360,200 **Total** 523,600

Account: 1601 Card: 1 of 1

Location: 10 OLD COUNTY ROAD

Neighborhood SOUTHWEST

Zoning/Use RURAL
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B1237P0142
 Reference 2 U-10-001/A0 0000000000
 Tran/Land/Bldg 1 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.26	Acres-Rear Land 1-10	2,000.00	520	100%		520
Total Acres 1.26					Land Total	33,520

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,188 Sqft	Grade D 105	Base	71,703
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,425
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,077
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,188	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2008	0	TYPICAL	TYPICAL	Average	Typical	63,355	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcld)
None		None		92%	100%	100%	58,287

Acpt Land 33,500 **Accepted Bldg** 58,300 **Total** 91,800

Valuation Report

Account: 2641 Card: 1 of 1

Location: 16 OLD COUNTY ROAD

Neighborhood U.S. RTE 1
 Zoning/Use RURAL
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/19/2016
 Sale Price 93,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	5,000.00	5,000	100%		5,000
3.30	Acres-Rear Land 1-10	2,000.00	6,600	100%		6,600
Total Acres 4.30			Land Total			56,600

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,008 Sqft	Grade B 95	Base	160,167
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,877
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	20%			Unfinished	-13,761

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1820	0	TYPICAL	TYPICAL	Below Average	Typical	148,283			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		57%	70%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1820	224	B 95	5,206	Avq-	57%	70%	100%	2,077
Frame Garage	1970	320	D 100	9,169	Fair	52%	100%	100%	4,768
1,613 SFLA						Outbuilding Total			6,845

Acpt Land 56,600 **Accepted Bldg** 66,000 **Total** 122,600

Name: GURNEY, IAN A

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QUIRION, ANGELA M

Map/Lot: U10-002

Account: 1602 Card: 1 of 1

Location: 11 OLD COUNTY ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Rolling
Utilities All Public
Street Paved

Sale Data
Sale Date 11/27/2017
Sale Price 183,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4491P0290
Reference 2 U-10-002/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 109

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Raised Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 1973, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Average, Layout Typical, Total 125,068.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Functional Obsolescence None, Economic Obsolescence None, Phys. % 78%, Func. % 100%, Econ. % 100%, Value(Rcnld) 97,553.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck, 1SFr Overhang, Frame Garage, 1SFr Overhang, Canopy, 948 SFLA.

Acpt Land 36,900 Accepted Bldg 117,100 Total 154,000

WISCASSET
 Name: MERRY, TIMOTHY A (J/T)
 MERRY, LORIE A

Valuation Report

09/13/2022

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Account: 1603 Card: 1 of 1

Map/Lot: U10-003
 Location: 3 OLD COUNTY ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/01/1997
 Sale Price 13,250
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B2613P0003
 Reference 2 U-10-003/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.28	Acres-Rear Land 1-10	2,000.00	560	100%		560
Total Acres 1.28					Land Total	36,860

Dwelling Description

Replacement Cost New

Ranch	One Story	1,176 Sqft	Grade C 105	Base	115,547
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	588 Sqft, Grade C	Basement Gar	None	Fin Bsmt	26,184
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,386
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2000	0	TYPICAL	TYPICAL	Average	Typical	144,117			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		89%	100% 100%	128,264			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	2003	568	C 100	5,944	Avg.	90%	100%	100%	5,350
1,176 SFLA									
Outbuilding Total						5,350			

Acpt Land 36,900 **Accepted Bldg** 133,600 **Total** 170,500

Neighborhood SOUTHEAST

Zoning/Use RURAL
 Topography Above Street Steep
 Utilities All Public
 Street Paved

Reference 1 B0830P0139
 Reference 2 U-10-004/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
6.00	Acres-Rear Land 1-10	2,000.00	12,000	100%		12,000
Total Acres 7.00					Land Total	48,300

Dwelling Description

Replacement Cost New

Multi Family	Two Story	903 Sqft	Grade B 95	Base	140,670
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	12	HEARTH			
Bedrooms	3	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	12,411
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,578
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1940	1990	TYPICAL	TYPICAL	Very Good	Typical	158,659			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	85%	87%	100%	117,328				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.75 Story/BSMT	1940	975	B 95	108,979	V.G.	85%	87%	100%	80,590
ONE STORY FRAME	1940	100	B 95	6,856	V.G.	85%	87%	100%	5,070
Encl Frame Porch	1940	32	B 95	1,535	V.G.	85%	100%	100%	1,305
Wood Deck	1970	236	C 100	2,557	Avq.	74%	100%	100%	1,892
Frame Garaqe	1970	240	D 100	7,602	Avq-	65%	100%	100%	4,941
3,612 SFLA						Outbuilding Total			93,798

Acpt Land 48,300 **Accepted Bldg** 211,100 **Total** 259,400

WISCASSET
Name: CENTRAL MAINE POWER

Valuation Report

09/13/2022

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Map/Lot:

U10-005

Account: 2020 Card: 1 of 1

Location:

218 BATH ROAD

Neighborhood U.S. RTE 1
Zoning/Use UTILITY ROW
Topography Level
Utilities NoWater/NoSewer
Street Paved

Reference 1 B0000P0000
Reference 2 U-10-005
Tran/Land/Bldg 1 3 15
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
42.00	Acres-Rear Land 1-10	2,000.00	84,000	100%		84,000	
Total Acres 42.00				Land Total		84,000	
Acpt Land		84,000	Accepted Bldg	0	Total	84,000	

Valuation Report

Map/Lot: U10-006

Account: 1605 Card: 1 of 1

Location: 90 BIRCH POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 01/01/1998
 Sale Price 45,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B2302P0016 B4159P0138 B4483P0140
 Reference 2 U-10-006/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000	
0.27	Acres-HS Size Adj	3,300.00	891	100%		891	
Total Acres 0.27						Land Total	33,891

Dwelling Description

Replacement Cost New

Cape Cod	One Story	630 Sqft	Grade C 105	Base	58,952
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-3,288
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	3/4 Finished			Attic	7,023
FirePlaces	1			Fireplace	5,361
Insulation	Minimal			Insulation	-939
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1860	0	OLD TYPE	Old Type	Fair	Typical	67,109	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		42%	100%	100%	28,186

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
ONE STORY FRAME	1860	238	C 105	15,684	Fair	42%	100%	100%	6,587
Frame Shed	1860	289	C 105	1,857	Fair	42%	100%	100%	780
Wood Deck	1860	124	C 105	1,486	Fair	42%	100%	100%	624
1.75 ST GARAGE..	2006	576	C 100	40,234	Avq.	92%	100%	100%	37,015
868 SFLA						Outbuilding Total			45,006

Acpt Land 33,900 **Accepted Bldg** 73,200 **Total** 107,100

Name: STAUFFER, JOHN C

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STAUFFER, KRISTI K

Map/Lot: U10-007

Account: 1606 Card: 1 of 1

Location: 94 BIRCH POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 10/15/2021
Sale Price 285,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B1698P0267
Reference 2 U-10-007/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 109

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes sub-section for Outbuildings/Additions/Improvements.

Acpt Land

38,300

Accepted Bldg

120,900

Total

159,200

WISCASSET
 Name: GREEN, HARRY E
 GREEN, ANITA L

Valuation Report

09/13/2022

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Account: 1607 Card: 1 of 1

Map/Lot: U10-007-A
 Location: 96 BIRCH POINT ROAD

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 04/18/2017
Topography	Level	Sale Price 96,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3376P0267 (10/04)
 Reference 2 U-10-007/A0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
0.48	Acres-HS Size Adj	3,300.00	1,584	100%		1,584
Total Acres 0.48						Land Total 34,584

Dwelling Description				Replacement Cost New		
Ranch	One Story	768 Sqft	Grade C 105	Base		75,459
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	4	HEARTH				
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1970	0	TYPICAL	TYPICAL	Average	Typical	75,459			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		77%	100%	100%	58,103		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1970	120	C 105	4,492	Avq.	77%	100%	100%	3,459
Frame Garage	1970	352	C 105	11,961	Avq.	77%	100%	100%	9,210
Wood Deck	2018	256	C 100	2,761	Avq.	92%	100%	100%	2,540
768 SFLA Outbuilding Total									15,209

Acpt Land 34,600 **Accepted Bldg** 73,300 **Total** 107,900

Name: RYAN, ANDREW J

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HAYWARD, JENNIFER G

Map/Lot:

U10-008

Account: 1608 Card: 1 of 1

Location: 91 BIRCH POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 04/26/2019
Sale Price 195,900
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2365P0066
Reference 2 U-10-008/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 109

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.43 Acres-HS Size Adj, and Total Acres 0.43.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes sub-section for Outbuildings/Additions/Improvements.

Acpt Land 34,400 Accepted Bldg 151,000 Total 185,400

Name: CLINTON, MICHAEL J

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CLINTON, ELIZABETH J

Map/Lot: U10-009

Account: 1609 Card: 1 of 1

Location: 83 BIRCH POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 09/30/2015
Sale Price 169,000
Sale Type Land & Buildings
Financing Conventional
Verified Buyer
Validity Arms Length Sale

Reference 1 B4223P0319
Reference 2 U-10-009/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 109

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Conventional Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcld). Rows include Outbuildings/Additions/Improvements and 1,809 SFLA.

Acpt Land

36,400

Accepted Bldg

163,100 Total

199,500

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 01/18/2006
Topography	Rolling	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1	B3630P0164 (02/06)		
Reference 2	U-10-010/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	2 0 0	Land Schedule	109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.04	Acres-Rear Land 1-10	2,000.00	80	100%		80
Total Acres 1.04			Land Total			36,380

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,980 Sqft	Grade B 95	Base	222,659
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,205
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,578
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1971	0	TYPICAL	TYPICAL	Average	Typical	234,442			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		77%	100%	100%	180,520		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1971	196	B 95	4,587	Avg.	77%	100%	100%	3,532
Frame Garage	1971	841	B 95	24,614	Avg.	77%	100%	100%	18,953
1,980 SFLA									
						Outbuilding Total		22,485	
Acpt Land		36,400		Accepted Bldg		203,000		Total	
								239,400	

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Reference 1 B1258P0039
Reference 2 U-10-011/00 0000000000
Tran/Land/Bldg 1 2 12
FARM LAND 0 OPEN SPACE 0
Exemption(s) 14 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
7.00	Acres-Base Homesite Value	33,000.00	231,000	100%		231,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
17.00	R 20+-Rear 20+	500.00	8,500	100%		8,500
Total Acres 38.00						Land Total 272,800

Dwelling Description

Replacement Cost New

Cape Cod	One Story	1,008 Sqft	Grade B 105	Base	108,472
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-12,963
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,743
Attic	Full Finished			Attic	14,657
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1991	0	Obsolete	Obsolete	Average	Typical	112,909	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		86%	95%	100%	92,247

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	1991	1080	B 105	74,702	Avq.	86%	100%	100%	64,244
ONE STORY FRAME	1991	160	B 105	12,125	Avq.	86%	100%	100%	10,427
Encl Frame Porch	1991	64	B 105	2,959	Avq.	86%	100%	100%	2,545
Frame Shed	1960	800	B 100	5,630	Avq.	69%	100%	100%	3,885
Frame Shed	2002	144	B 100	1,013	Avq.	90%	100%	100%	912
1.50 ST GARAGE..	2012	1008	B 100	66,660	Avq.	92%	100%	100%	61,327
1.50 ST GARAGE..	2020	784	B 100	52,709	Avq.	92%	100%	100%	48,492
1,168 SFLA									Outbuilding Total 191,832

Acpt Land

272,800

Accepted Bldg

284,100

Total

556,900

WISCASSET
Name: CENTRAL MAINE POWER

Valuation Report

09/13/2022

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Map/Lot: U10-012

Account: 2129 Card: 1 of 1

Location: SOUTH SIDE BIRCH POINT RD

Neighborhood SOUTHEAST
Zoning/Use UTILITY ROW
Topography Level
Utilities All Public
Street Paved

Reference 1 B0000P0000
Reference 2 U-10-012
Tran/Land/Bldg 3 3 15
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 109

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
4.80	Acres-Rear Land 1-10	2,000.00	9,600	100%		9,600	
Total Acres 4.80				Land Total		9,600	
Acpt Land		9,600	Accepted Bldg	0	Total	9,600	

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Above Street
Utilities Drilled WellPublic Sewer
Street Paved

Reference 1 B1067P0186
Reference 2 U-10-014/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
0.82	Acres-HS Size Adj	3,300.00	2,706	100%		2,706
					Land Total	35,706

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	936 Sqft	Grade C 105	Base	123,287
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,386
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1935	0	TYPICAL	TYPICAL	Average	Typical	125,673
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	81,687

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Unfinished Attic	1935	216	C 105	989	Avq.	65%	100%	100%	643
ONE STORY FRAME	1935	216	C 105	14,234	Avq.	65%	100%	100%	9,252
Frame Garage	1935	400	C 105	13,108	Avq.	65%	100%	100%	8,520
1,620 SFLA									
								Outbuilding Total	18,415

Acpt Land	35,700	Accepted Bldg	100,100	Total	135,800
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Name: TARDIFF, JOSHUA A

Page 2177

TARDIFF, AMBERLYN R

Map/Lot:

U10-016

Account: 1613 Card: 1 of 1

Location: 2 JOHNSON STREET

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 07/31/2020
Sale Price 165,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B1067P0189 B3941P0143

Reference 2 U-10-016/00 0000000000

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 109

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value and 0.53 Acres-HS Size Adj.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 1940, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Average, Layout Typical, Total 61,684.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Functional Obsolescence None, Economic Obsolescence None, Phys. % 65%, Func. % 100%, Econ. % 100%, Value(Rcnld) 40,095.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include 1 Story/BASEMENT, Encl Frame Porch, Frame Shed, Wood Deck, AB.GR. POOL....., 1,248 SFLA.

Acpt Land

34,700

Accepted Bldg

70,400 Total

105,100

Valuation Report

Map/Lot: U10-017

Account: 1614 Card: 1 of 1

Location: 8 JOHNSON STREET

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 10/15/2009
 Sale Price 108,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4213P0181
 Reference 2 U-10-017/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
0.35	Acres-HS Size Adj	3,300.00	1,155	100%		1,155
Total Acres 0.35						Land Total 34,155

Dwelling Description

Replacement Cost New

Cape Cod	One Story	750 Sqft	Grade C 100	Base	66,839
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	4,970
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1958	0	TYPICAL	TYPICAL	Average	Typical	71,809			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		72%	100% 100%	51,702			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	1980	210	C 100	2,292	Avq.	79%	100%	100%	1,811
Frame Shed	2019	120	D 100	631	Avq.	92%	100%	100%	581
750 SFLA	Outbuilding Total 2,392								

Acpt Land 34,200 **Accepted Bldg** 54,100 **Total** 88,300

WISCASSET
 Name: SOULE, DENNIS E
 SOULE, JANE E

Valuation Report

09/13/2022

Page 2179

Map/Lot: U10-019

Account: 1615 Card: 1 of 1

Location: 12 JOHNSON STREET

Neighborhood SOUTHEAST

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1467P0152
 Reference 2 U-10-019/00 0000000000
 Tran/Land/Bldg 6 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 2 50 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.34	Acres-Rear Land 1-10	2,000.00	680	100%		680
Total Acres 1.34						Land Total 36,980

Dwelling Description

Replacement Cost New

Colonial	One & 3/4 Story	588 Sqft	Grade B 95	Base	91,313
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	TYPICAL	TYPICAL	Average	Typical	93,795
Functional Obsolescence						Value(Rcnld)
None						76,912

Outbuildings/Additions/Improvements		Economic Obsolescence			Phys. %			Func. %			Econ. %			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value	Rcnld				
Frame Garage	1982	400	B 95	13,639	Avq.	82%	100%	100%	11,184					
1 Story/BASEMENT	1982	322	B 95	26,064	Avq.	82%	100%	100%	21,372					
Wood Deck	1982	288	B 95	3,373	Avq.	82%	100%	100%	2,766					
Finished Attic	1982	322	B 95	5,650	Avq.	82%	100%	100%	4,633					
Frame Shed	2004	336	D 100	1,768	Avq.	91%	100%	100%	1,609					
Frame Shed	2003	352	D 100	1,852	Avq.	90%	100%	100%	1,667					
1,480 SFLA										Outbuilding Total	43,231			

Acpt Land 37,000 **Accepted Bldg** 120,100 **Total** 157,100

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Reference 1 B1419P0288
Reference 2 U-10-020/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
0.24	Acres-HS Size Adj	3,300.00	792	100%		792
Total Acres 0.24			Land Total			33,792

Dwelling Description

Replacement Cost New

Conventional	One Story	770 Sqft	Grade D 100	Base	57,244
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet 1/2 Bmt	Basement	-3,291
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-940
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	TYPICAL	TYPICAL	Average	Typical	53,013			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
LAYOUT.....		None		65%	100%	100%			
						34,458			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1900	336	C 100	11,026	Avq.	65%	100%	100%	7,167
770 SFLA							Outbuilding Total	7,167	

Acpt Land 33,800 **Accepted Bldg** 41,600 **Total** 75,400

Name: URQUHART, CARL G

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URQUHART, GRACIE B

Map/Lot:

U10-021

Account: 1617 Card: 1 of 1

Location:

9 JOHNSON STREET

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Reference 1 B0627P0217
Reference 2 U-10-021/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 2 50 0 Land Schedule 109

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.52 Acres-HS Size Adj, and Total Acres 0.52.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Quantity, Condition, Replacement Cost, Value. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1954, 0 TYPICAL, TYPICAL, Below Average, Typical, 110,044.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Frame Garage, Frame Shed, Encl Frame Porch, and 1,120 SFLA.

Acpt Land 34,700 Accepted Bldg 85,500 Total 120,200

Name: WENTWORTH, CLARA D
WENTWORTH, SCHUYLER A

Map/Lot: U10-022

Account: 1618 Card: 1 of 1

Location: 27 BIRCH POINT ROAD

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 10/14/2013
Topography	Level	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B0000P0058
 Reference 2 U-10-022/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 2 50 0 Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
0.70	Acres-HS Size Adj	3,300.00	2,310	100%		2,310
Total Acres 0.70			Land Total			35,310

Dwelling Description				Replacement Cost New	
Colonial	One & 3/4 Story	986 Sqft	Grade C 105	Base	147,163
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,573
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	TYPICAL	TYPICAL	Average	Typical	144,590
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None		65%	100%	100%	93,984
Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
ONE STORY FRAME	1910	217	C 105	14,300	Avq.	9,295
ONE STORY FRAME	1910	21	C 105	1,384	Avq.	900
ONE STORY FRAME	1910	56	C 105	3,691	Avq.	2,399
Encl Frame Porch	1910	154	C 105	5,658	Avq.	3,678
Frame Shed	1910	160	D 100	842	Avq-	480
Frame Garaqe	1970	360	C 100	11,573	Avq-	7,522
2,020 SFLA						Outbuilding Total
						24,274
Acpt Land		35,300	Accepted Bldg		118,300	Total
						153,600

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 08/14/2018
Topography	Level	Sale Price 158,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2134P0231 B4550P0307
 Reference 2 U-10-023/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
0.83	Acres-Commercial Size Adj	15,000.00	12,450	100%		12,450
Land Total						147,450

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
OFFICE WOOD.....	1941	864	C 100	54,225	Avq.	65%	100%	100%	35,246
OFFICE WOOD.....	0	315	C 100	19,769	Avq.	65%	75%	100%	9,638
Frame Shed	0			- - - - S O U N D V A L U E - - - -					600
Frame Shed	2021	160	D 100	842	Avq.	92%	100%	100%	775
Outbuilding Total									46,259
Acpt Land		147,500	Accepted Bldg		46,300	Total		193,800	

Neighborhood U.S. RTE 1

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Reference 1 B0977P0099
Reference 2 U-10-024/00 0000000000
Tran/Land/Bldg 6 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	45,000.00	45,000	95%	Topoqrph	42,750	
0.85	Acres-HS Size Adj	5,000.00	4,250	100%		4,250	
Total Acres 0.85						Land Total	47,000

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	816 Sqft	Grade C 100	Base	100,355
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1950	0	TYPICAL	TYPICAL	Below Average	Typical	100,355	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		61%	100%	100%	61,217

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
Open Frame Porch	1950	170	C 100	3,672	Avq-	61%	100%	100%	2,240	
Encl Frame Porch	1950	48	C 100	1,928	Avq-	61%	100%	100%	1,176	
Wood Deck	1980	96	C 100	1,129	Avq.	79%	100%	100%	892	
1,224 SFLA									Outbuilding Total	4,308

Acpt Land	47,000	Accepted Bldg	65,500	Total	112,500
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Name: CHANDLER, PAMELA JEAN J/T

CHANDLER, AARON ROBERT

Map/Lot:

U10-024-A

Account: 1621 Card: 1 of 1

Location: 17 BIRCH POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 05/30/2014
 Sale Price 182,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4785P0300
 Reference 2 U-10-024/A0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.02	Acres-Rear Land 1-10	2,000.00	40	100%		40
Total Acres 1.02						Land Total 36,340

Dwelling Description

Replacement Cost New

Ranch	One Story	1,248 Sqft	Grade C 105	Base	122,621
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	436 Sqft, Grade C	Basement Gar	None	Fin Bsmt	21,406
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,578
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	147,605
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		79%	100% 100%	116,608

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1975	140	C 105	1,657	Avq.	79%	100%	100%	1,309
1.25 ST GARAGE..	1975	672	C 100	29,224	Avq.	76%	100%	100%	22,210
Swimming Pool	1975	1	C 100	5,779	Avq.	99%	100%	100%	5,721
Frame Shed	1975	64	D 100	337	Avq.	76%	100%	100%	256
Encl Frame Porch	2005	112	C 100	4,017	Avq.	91%	100%	100%	3,655
Wood Deck	2013	120	C 100	1,374	Avq.	92%	100%	100%	1,264
1,248 SFLA									Outbuilding Total 34,415

Acpt Land 36,300 **Accepted Bldg** 151,000 **Total** 187,300

Name: EDWARDS, ANGELA D J/T

Page 2186

EDWARDS, JAMES M

Map/Lot:

U10-024-B

Account: 1622 Card: 1 of 1

Location: 13 BIRCH POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 07/22/2005
Sale Price 120,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B3525P0009
Reference 2 U-10-024/B0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 109

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.95 Acres-HS Size Adj, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Quantity, Unit, Material, Replacement Cost, Value. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 8 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Built 1970, Renovated 2002, and Outbuildings/Improvements.

Acpt Land 36,100 Accepted Bldg 85,700 Total 121,800

Neighborhood U.S. RTE 1

Zoning/Use COMMERCIAL
Topography Level
Utilities All Public
Street Paved

Reference 1 B2426P0015 B4237P0257
Reference 2 U-10-025/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	5,000.00	5,000	100%		5,000
8.00	Acres-Rear Land 1-10	2,000.00	16,000	100%		16,000
Total Acres 9.00					Land Total	66,000

Dwelling Description

Replacement Cost New

Cape Cod	One Story	720 Sqft	Grade C 105	Base	68,722
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,288
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1938	0	TYPICAL	TYPICAL	Average	Typical	70,010			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		65%	100%	100%			
Value(Rcnld)						45,507			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1938	384	C 105	29,874	Avq.	65%	100%	100%	19,418
Encl Frame Porch	1938	168	C 105	6,138	Avq.	65%	100%	100%	3,990
Encl Frame Porch	1938	104	C 105	3,944	Avq.	65%	100%	100%	2,564
Frame Shed	1960	240	D 100	1,263	Poor	30%	100%	100%	379
12' Mobile Home	1985								1,500
----- S O U N D V A L U E -----									
1,104 SFLA									
Outbuilding Total								27,851	
Acpt Land		66,000		Accepted Bldg		73,400		Total	139,400

WISCASSET
 Name: GROVER, DANIEL L

Valuation Report

09/13/2022

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Map/Lot:

U10-025

Account: 1623 Card: 2 of 2

Location:

11 GROVER LANE

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B2426P0015
 Reference 2 U-10-025/00 0000000000
 Tran/Land/Bldg 1 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	1987	14X70	D 100	67,752	Ava.	52%	50%	100%	17,583
SLAB.....	2004	980	C 100	2,450	Ava.	91%	100%	100%	2,230
Wood Deck	2005	84	C 100	1,007	Ava.	91%	100%	100%	916
2,084 SFLA									
						Outbuilding Total			20,729
Accpt Land			0	Accepted Bldg		20,700	Total		20,700

WISCASSET
Name: GROVER, DANIEL L

Valuation Report

09/13/2022

Page 2189

Map/Lot:

U10-025

Account: 1623

Location:

11 GROVER LANE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	66,000	73,400	139,400	66,000	73,400	139,400
2	0	20,700	20,700	0	20,700	20,700
TOTAL	66,000	94,100	160,100	66,000	94,100	160,100

WISCASSET
 Name: GROVER, DANIEL

Valuation Report

09/13/2022
 Page 2190
 U10-025-001
 273 BATH ROAD

Account: 1624 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood: SOUTHWEST
 Zoning/Use: COMMERCIAL
 Topography: Level
 Utilities: All Public
 Street: Paved

Reference 1: B0000P0000
 Reference 2: U-10-025/01 0000000000
 Tran/Land/Bldg: 9 1 3
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): Land Schedule 108

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12' Mobile Home	1972	14X52	D 100	53.690	Avg-	40%	50%	100%	10,738
728 SFLA						Outbuilding Total			10,738
Accpt Land			0	Accepted Bldg		10,700	Total		10,700

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date
Topography	Level	Sale Price
Utilities	All Public	Sale Type
Street	Paved	Financing
		Verified
		Validity

Reference 1 B2101P0075
 Reference 2 U-10-026/00 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
1.00	Acres-Commercial Size Adj	15,000.00	15,000	100%		15,000
Land Total						150,000

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
STORE FRAME.....	1996	1140	C 100	107,947	Avq.	87%	80%	100%	75,131	
GARAGE FRAME ..	0	960	C 100	37,932	Avq.	65%	80%	100%	19,725	
GARAGE FRAME ..	0	900	C 100	35,772	Avq.	65%	80%	100%	18,602	
GARAGE FRAME ..	2006	504	C 100	21,516	Avq.	92%	80%	100%	15,836	
Outbuilding Total									129,294	
Acpt Land		150,000	Accepted Bldg		129,300	Total		279,300		

Valuation Report

Map/Lot: U10-027
 Location: 257 BATH ROAD

Account: 1626 Card: 1 of 1

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 05/14/2004
Topography	Level	Sale Price 500,000
Utilities	All Public	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3288P0165 (05/04)
 Reference 2 U-10-027/00 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000	
1.00	Acres-Commercial Size Adj	15,000.00	15,000	100%		15,000	
20.00	Acres-Commercial 1-20	15,000.00	300,000	100%		300,000	
11.81	Acres-Commercial 20+	2,000.00	23,620	100%		23,620	
Total Acres 32.81					Land Total	473,620	

Acpt Land	473,600	Accepted Bldg	0	Total	473,600
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Name: HANJITSUWAN, CHANINT J/T
ROJPANICHKUL, THANYALAK

Map/Lot:

U10-028

Account: 1628 Card: 1 of 1

Location:

233 BATH ROAD

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 02/14/2014
Topography	Level	Sale Price 162,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4757P0250
 Reference 2 U-10-028/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.46	Acres-HS Size Adj	5,000.00	2,300	100%		2,300
Total Acres 0.46						Land Total 47,300

Dwelling Description				Replacement Cost New	
Ranch	One Story	988 Sqft	Grade C 100	Base	92,452
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	240 Sqft, Grade C	Basement Gar	None	Fin Bsmt	10,687
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,408
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1968	1993	TYPICAL	TYPICAL	Average	Typical	106,547			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	76%	100%	100%	80,976				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1993	140	C 100	8,786	Avq.	85%	100%	100%	7,468
Wood Deck	1989	120	C 100	1,374	Avq.	83%	100%	100%	1,140
Wood Deck	1989	40	C 100	558	Avq.	83%	100%	100%	463
Frame Garage	1987	576	C 100	16,493	Avq.	82%	100%	100%	13,524
Frame Shed	1992	120	C 100	734	Avq.	85%	100%	100%	624
1,128 SFLA	Outbuilding Total								23,219

Acpt Land	47,300	Accepted Bldg	104,200	Total	151,500
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Valuation Report

Map/Lot: U10-029

Account: 1629 Card: 1 of 1

Location: 229 BATH ROAD

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	RURAL C	Sale Date
Topography	Above Street	Sale Price
Utilities	All Public	Sale Type
Street	Paved	Financing
		Verified
		Validity

Reference 1 B4407P0267 B4519P0214
 Reference 2 U-10-029/00 0000000000
 Tran/Land/Bldg 9 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000	
0.91	Acres-HS Size Adj	5,000.00	4,550	100%		4,550	
Total Acres 0.91			Land Total		49,550		

		Dwelling Description			Replacement Cost New	
Conventional	Two Story	621 Sqft	Grade B 105	Base	106,923	
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0	
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0	
					0	
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0	
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0	
Heating	100% Steam	Cooling	0% None	Heat	0	
Rooms	9	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing	4,115	
Attic	Floor & Stairs			Attic	1,278	
FirePlaces	1			Fireplace	6,165	
Insulation	Capped Only			Insulation	-213	
Unfin. Living Area	NONE			Unfinished	0	

		Dwelling Condition			Layout			Total	
Built	Renovated	Kitchens	Baths	Condition	Layout			Total	
1890	0	TYPICAL	TYPICAL	Average	Typical			118,268	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)	
None		None		65%	100%	100%		76,874	
Outbuildings/Additions/Improvements		Percent Good		Value		Rcnld		Total	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	2009	324	C 100	6,790	Avq.	92%	100%	100%	6,247
Frame Garage	1965	800	C 100	21,596	Avq-	63%	100%	100%	13,605
Frame Bay Window	1890	24	B 105	1,819	Avq.	65%	100%	100%	1,182
2 Story/BASEMENT	1890	420	B 105	57,622	Avq.	65%	100%	100%	37,454
Wood Deck	2016	228	C 100	2,476	Avq.	92%	100%	100%	2,278
2,106 SFLA						Outbuilding Total		60,766	
Acpt Land		49,600		Accepted Bldg		137,600		Total	
								187,200	

Valuation Report

Map/Lot:

U11-001-A

Account: 1630 Card: 1 of 1

Location:

276 BATH ROAD

Neighborhood U.S. RTE 1

Zoning/Use RURAL
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/26/2011
 Sale Price 80,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4433P0298
 Reference 2 U-11-001/A0 0000000000
 Tran/Land/Bldg 1 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	95%		42,750
1.00	Acres-HS Size Adj	5,000.00	5,000	100%		5,000
1.00	Acres-Rear Land 1-10	2,000.00	2,000	100%		2,000
Total Acres 2.00						Land Total 49,750

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1985	14X52	D 100	53,690	Avq-	40%	50%	100%	10,738
Wood Deck	2003	40	D 100	480	Fair	70%	100%	100%	336
Frame Shed	1985	160	D 100	842	Fair	60%	100%	100%	505
728 SFLA						Outbuilding Total			11,579

Acpt Land 49,800 **Accepted Bldg** 11,600 **Total** 61,400

WISCASSET
 Name: LEMAR, KEVIN
 BECKETT, PAULA L

Valuation Report

09/13/2022

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Account: 1631 Card: 1 of 1

Map/Lot: U11-001-B
 Location: 21 JOHNSON STREET

Neighborhood: SOUTHWEST
 Zoning/Use: RURAL
 Topography: Rolling
 Utilities: Public Sewer
 Street: Paved

Sale Data
 Sale Date: 01/20/2015
 Sale Price: 50,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B4716P0071
 Reference 2: U-11-001/B0 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): 50 0 0 Land Schedule: 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
1.27	Acres-Rear Land 1-10	2,000.00	2,540	100%		2,540
Total Acres 2.27						35,540

Dwelling Description

Replacement Cost New

Cape Cod	One Story	648 Sqft	Grade C 105	Base	60,637
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Foundation	Wood	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTH	0
Bedrooms	2	Add Fixtures	0	Plumbing	0
Baths	1	Half Baths	0	Attic	2,381
Attic	1/4 Finished			Fireplace	0
FirePlaces	0			Insulation	0
Insulation	Full			Unfinished	0
Unfin. Living Area	NONE				

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1800	0	TYPICAL	TYPICAL	Fair	Typical	63,018			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		42%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1800	81	C 105	5,338	Fair	42%	100%	100%	2,242
Encl Frame Porch	1800	36	C 105	1,613	Fair	42%	100%	100%	677
1 Story/BASEMENT	1800	117	C 105	9,102	Fair	42%	100%	100%	3,823
Frame Shed	1800	304	D 100	1,600	Avq-	57%	100%	100%	912
846 SFLA							Outbuilding Total	7,654	
Acpt Land		35,500		Accepted Bldg		34,100		Total	69,600

WISCASSET
 Name: EDDY, LLC

Valuation Report

09/13/2022

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Map/Lot:

U11-001-C

Account: 1632 Card: 1 of 1

Location:

288 BATH ROAD

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 12/15/2006
Topography	Level	Sale Price 289,600
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3786P0279
 Reference 2 U-11-001/CO 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
1.00	Acres-Commercial Size Adj	15,000.00	15,000	100%		15,000
1.00	Acres-Commercial 1-20	15,000.00	15,000	100%		15,000
Total Acres 2.00					Land Total	165,000

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
CAR WASH	1996	2176	C 100	202,434	Avq.	87%	50%	100%	88,059	
Frame Garage	0	864	C 100	23,054	Avq.	65%	100%	100%	14,985	
PAVING.....	1996	15000	C 100	30,000	Avq.	87%	50%	100%	13,050	
Outbuilding Total									116,094	
Acpt Land		165,000		Accepted Bldg		116,100		Total		281,100

Neighborhood U.S. RTE 1

Zoning/Use COMMERCIAL
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B1902P0236
 Reference 2 U-11-001/D0 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
1.00	Acres-Commercial Size Adj	15,000.00	15,000	100%		15,000
1.00	Acres-Commercial Prime	150,000	150,000	100%		150,000
Total Acres 2.00					Land Total	300,000

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
STORE FRAME.....	1994	9720	D 100	791,533	Avq.	86%	75%	100%	510,538
CANOPY AV.....	0	810	D 100	12,873	Avq.	65%	100%	100%	8,367
WAREHOUSE ST....	2002	4800	D 100	181,302	Avq.	90%	75%	100%	122,379
PAVING.....	1994	16800	C 100	33,600	Avq.	86%	50%	100%	14,448
						Outbuilding Total			655,732
Acpt Land		300,000	Accepted Bldg		655,700	Total		955,700	

WISCASSET
 Name: COHEN, ALLEN S

Valuation Report

09/13/2022

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Map/Lot:

U11-001-D

Account: 1633 Card: 2 of 2

Location:

300 BATH ROAD

Neighborhood U.S. RTE 1

Zoning/Use COMMERCIAL
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B1902P0236

Reference 2 U-11-001/D0 0000000000

Tran/Land/Bldg 1 0 0

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
STORE FRAME.....	2012	1680	D 100	136.808	Avg.	92%	90%	100%	113,277
Outbuilding Total									113,277
Accpt Land			0	Accepted Bldg		113,300	Total		113,300

WISCASSET
Name: COHEN, ALLEN S

Valuation Report

09/13/2022
Page 2200
U11-001-D
300 BATH ROAD

Account: 1633

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	300,000	655,700	955,700	300,000	655,700	955,700
2	0	113,300	113,300	0	113,300	113,300
TOTAL	300,000	769,000	1,069,000	300,000	769,000	1,069,000

Neighborhood U.S. RTE 1

Zoning/Use COMMERCIAL
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B1917P0047
 Reference 2 U-11-001/E0 0000000000
 Tran/Land/Bldg 6 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
1.00	Acres-Commercial Size Adj	15,000.00	15,000	100%		15,000
1.07	Acres-Commercial Prime	150,000	160,500	100%		160,500
Total Acres 2.07					Land Total	310,500

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
RESTAURANT	1995	3280	C 100	463,070	Avq.	86%	55%	100%	219,032	
RESTAURANT	2001	532	C 100	75,108	Avq.	89%	55%	100%	36,765	
COOLER.....	1995	100	C 100	4,284	Avq.	86%	55%	100%	2,026	
Open Frame Porch	1995	70	C 100	1,647	Avq.	86%	55%	100%	779	
MOTEL.....	1999	5280	C 100	342,144	Avq.	88%	50%	100%	150,544	
Open Frame Porch	1999	534	C 100	11,043	Avq.	88%	50%	100%	4,859	
Open Frame Porch	1999	700	C 100	14,404	Avq.	88%	50%	100%	6,338	
OFFICE WOOD.....	1999	336	C 100	21,087	Avq.	88%	50%	100%	9,278	
MOTEL.....	1999	5280	C 100	342,144	Avq.	88%	50%	100%	150,544	
BSMT FINISHED...	2001	2180	C 100	109,872	Avq.	89%	55%	100%	53,782	
Outbuilding Total									633,947	
Acpt Land		310,500	Accepted Bldg		633,900	Total			944,400	

WISCASSET
 Name: JUNTURA, CECILIO

Valuation Report

09/13/2022

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Map/Lot:

U11-001-E

Account: 1634 Card: 2 of 2

Location:

306 BATH ROAD

Neighborhood U.S. RTE 1
 Zoning/Use COMMERCIAL
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B1917P0047
 Reference 2 U-11-001/E0 0000000000
 Tran/Land/Bldg 6 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
BSMT UNFINISHED.	1995	2180	C 100	24.699	Ava.	86%	55%	100%	11.683
Open Frame Porch	2000	481	C 100	9.970	Ava.	89%	55%	100%	4.880
Wood Deck	2000	192	C 100	2.108	Ava.	89%	55%	100%	1.032
Open Frame Porch	2000	32	C 100	877	Ava.	89%	55%	100%	430
PAVING.....	1995	30000	C 100	60.000	Ava.	86%	50%	100%	25.800
Open Frame Porch	2012	160	C 100	3.469	Ava.	92%	55%	100%	1.755
ONE STORY FRAME	2018	180	C 100	11.297	Ava.	92%	100%	100%	10.393
Wood Deck	2020	304	C 100	3.251	Ava.	92%	100%	100%	2.991
180 SFLA									
						Outbuilding Total			58,964
Acpt Land		0		Accepted Bldg		59,000		Total	59,000

WISCASSET
Name: JUNTURA, CECILIO

Valuation Report

09/13/2022
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U11-001-E
306 BATH ROAD

Account: 1634

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	310,500	633,900	944,400	310,500	633,900	944,400
2	0	59,000	59,000	0	59,000	59,000
TOTAL	310,500	692,900	1,003,400	310,500	692,900	1,003,400

WISCASSET

Valuation Report

09/13/2022

Name: LEMAR, KEVIN M

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BECKETT, PAULA L

Map/Lot:

U11-001-F

Account: 1627 Card: 1 of 1

Location:

21 JOHNSON STREET

Neighborhood SOUTHWEST

Zoning/Use RURAL C
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 06/07/2016
Sale Price 30,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B0000P0000

Reference 2

Tran/Land/Bldg 0 1 3

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adi	3,000.00	3,000	100%		3,000
0.09	Acres-Rear Land 1-10	2,000.00	180	100%		180
Total Acres 1.09					Land Total	33,180

Acpt Land 33,200 Accepted Bldg 0 Total 33,200

Name: BAILEY, MELISSA A

Page 2205

BAILEY, JOHN E JR

Map/Lot:

U11-001-G

Account: 2636 Card: 1 of 1

Location:

22 JOHNSON STREET

Neighborhood RURAL NORTHEAST

Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellPublic Sewer
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

FARM LAND 0 OPEN SPACE 0

Exemption(s) 50 0 0 Land Schedule 107

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	47,500.00	47,500	100%		47,500
1.00	Acres-HS Size Adj	4,750.00	4,750	100%		4,750
2.31	Acres-Rear Land 1-10	2,000.00	4,620	100%		4,620
Total Acres 3.31			Land Total			56,870

Dwelling Description

Replacement Cost New

Ranch	One Story	1,452 Sqft	Grade B 105	Base	164,064
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	600 Sqft, Grade C	Basement Gar	None	Fin Bsmt	26,719
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,859
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	TYPICAL	TYPICAL	Average	Typical	197,642
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	181,831

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2016	60	B 105	1,744	Avq.	92%	100%	100%	1,604
Unfin Basement	2016	60	B 105	290	Avq.	92%	100%	100%	267
Frame Shed	2016	256	B 100	1,802	Avq.	92%	100%	100%	1,658
Outbuilding Total									3,529

Acpt Land

56,900

Accepted Bldg

185,400

Total

242,300

Valuation Report

Account: 2637 Card: 1 of 1

Location: 35 JOHNSON STREET

Neighborhood: SOUTHWEST

Zoning/Use: RURAL
 Topography: Rolling
 Utilities: Drilled WellSeptic System
 Street: Proposed

Sale Data
 Sale Date: 05/14/2021
 Sale Price: 0
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg: 0 0 0
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): 50 0 0 Land Schedule: 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
2.20	Acres-Rear Land 1-10	2,000.00	4,400	100%		4,400
Total Acres 3.20			Land Total			37,400

Dwelling Description

Replacement Cost New

Ranch	One Story	1,344 Sqft	Grade C 100	Base	125,765
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,408
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,344	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2017	0	TYPICAL	TYPICAL	Average	Typical	129,173	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		92%	100%	100%	118,839

Acpt Land 37,400 **Accepted Bldg** 118,800 **Total** 156,200

Valuation Report

Account: 2730 Card: 1 of 1

Location: 29 JOHNSON STREET

Neighborhood SOUTHWEST

Zoning/Use RURAL
 Topography Rolling
 Utilities
 Street Private

Sale Data
 Sale Date 10/22/2020
 Sale Price 20,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adi	3,000.00	3,000	100%		3,000
1.11	Acres-Rear Land 1-10	2,000.00	2,220	100%		2,220
Total Acres 2.11					Land Total	35,220

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
						Phy	Func	Econ		
Commodore	M/H	2020	14X76	C 100	96,768	Avg.	90%	50%	100%	43,546
CONCRETE PLATFRM	2020	1064	C 100	6,033	Avg.	92%	100%	100%		5,550
1,064 SFLA							Outbuilding Total			49,096
Acpt Land		35,200	Accepted Bldg		49,100	Total			84,300	

Valuation Report

Map/Lot: U11-002

Account: 1635 Card: 1 of 1

Location: 30 JOHNSON STREET

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 02/14/2012
Topography	Rolling	Sale Price 0
Utilities	Drilled WellPublic Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B0783P0174
Reference 2 U-11-002/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 6 50 0 Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
5.89	Acres-Rear Land 1-10	2,000.00	11,780	100%		11,780
Total Acres 6.89						Land Total 48,080

Dwelling Description				Replacement Cost New	
Cape Cod	One Story	690 Sqft	Grade B 95	Base	67,180
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-3,747
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% Warm & Cool Air	Heat	0
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	6,205
Attic	Full Finished			Attic	10,301
FirePlaces	1			Fireplace	5,578
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1800	0	TYPICAL	TYPICAL	Above Average	Typical	85,517			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	75%	100%	100%	64,138				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 3/4 STORY FR	1800	192	B 95	19,084	Avq+	75%	100%	100%	14,313
1 & 3/4 STORY FR	1800	352	B 95	34,988	Avq+	75%	100%	100%	26,241
Frame Shed	1800	416	D 100	2,190	Fair	42%	100%	100%	920
1.75 ST BARN....	1800	600	C 100	31,895	Fair	42%	65%	100%	8,707
Frame Shed	1800	300	D 100	1,579	Fair	42%	100%	100%	663
1,642 SFLA									
Acpt Land		48,100	Accepted Bldg		115,000	Total		163,100	

Valuation Report

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 04/12/2021
Topography	Rolling	Sale Price 0
Utilities	Public Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B1047P0084
 Reference 2 U-11-003/00 0000000000
 Tran/Land/Bldg 1 1 17
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
1.00	Acres-Commercial Size Adj	15,000.00	15,000	100%		15,000
3.00	Acres-Commercial 1-20	15,000.00	45,000	100%		45,000
Land Total						195,000

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	504 Sqft	Grade C 95	Base		58,885
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	6	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	None			Insulation		-1,020
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1900	0	GOOD	TYPICAL	Average	Typical	57,865				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
Incomplete		None		65%	100%	100%	37,612			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
ONE STORY FRAME	1890	325	C 95	19,377	Avq.	65%	75%	100%	9,446	
ONE STORY FRAME	1890	221	C 95	13,176	Avq.	65%	75%	100%	6,423	
Encl Frame Porch	1890	85	C 95	2,979	Avq.	65%	75%	100%	1,452	
Wood Deck	1980	336	C 95	3,398	Avq.	65%	75%	100%	1,657	
ONE STORY FRAME	2006	128	C 95	7,631	Avq.	65%	50%	100%	2,480	
Outbuilding Total									21,458	
Acpt Land		195,000		Accepted Bldg		59,100		Total		254,100

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 04/12/2021
Topography	Rolling	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B1047P0084
 Reference 2 U-11-003/00 0000000000
 Tran/Land/Bldg 1 1 17
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 2 50 0 Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
GARAGE FRAME ..	1890	1440	D 100	47,482	Ava.	65%	75%	100%	23,147
Frame Shed	1890	1080	D 100	5,685	Ava.	65%	75%	100%	2,771
GARAGE FRAME ..	1999	1260	D 100	41,910	Ava.	88%	90%	100%	33,193
OFFICE WOOD.....	1999	420	D 100	22,669	Ava.	88%	90%	100%	17,954
Frame Shed	1990	80	C 95	465	Ava-	74%	100%	100%	344
Frame Shed	2009	120	D 95	600	Ava.	92%	100%	100%	552
1,430 SFLA									
						Outbuilding Total			77,961
Acpt Land			0	Accepted Bldg		78,000		Total	78,000

WISCASSET
Name: SEIGARS, GERALD W

Valuation Report

09/13/2022
Page 2211
U11-003
320 BATH ROAD

Account: 1636

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	195,000	59,100	254,100	195,000	59,100	254,100
2	0	78,000	78,000	0	78,000	78,000
TOTAL	195,000	137,100	332,100	195,000	137,100	332,100

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 06/18/2003
Topography	Below Street	Sale Price 76,001
Utilities	Public Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Other Non Valid

Reference 1 B3092P0231 (06/03)
 Reference 2 U-11-003/A0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
1.00	Acres-Commercial Size Adj	15,000.00	15,000	100%		15,000
1.00	Acres-Commercial 1-20	15,000.00	15,000	100%		15,000
Total Acres 2.00					Land Total	165,000

Dwelling Description				Replacement Cost New		
Ranch	One Story	768 Sqft	Grade C 100	Base		71,866
Exterior	OTHER	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout				Total
1985	0	TYPICAL	TYPICAL	Below Average	Typical				71,866
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		74%	100%	100%	53,181		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1985	144	C 100	9,037	Avq-	72%	100%	100%	6,507
Wood Deck	1985	144	C 100	1,619	Avq.	81%	100%	100%	1,311
Frame Shed	1985	80	D 100	421	Avq.	81%	100%	100%	341
Frame Shed	1985	80	D 100	421	Avq.	81%	100%	100%	341
1.75 ST SHED....	1985	100	C 100	750	Avq.	81%	100%	100%	608
Frame Shed	1985	144	C 100	881	Avq-	74%	100%	100%	652
Frame Shed	2016	1152	E 100	5,217	Avq.	92%	75%	100%	3,600
Canopy	2020	288	E 100	2,201	Avq.	92%	100%	100%	2,025
912 SFLA						Outbuilding Total			15,385

Acpt Land	165,000	Accepted Bldg	68,600	Total	233,600
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Name: DELANO, TIMOTHY D (J/T)

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DELANO, PAMELA J

Map/Lot:

U11-004

Account: 1638 Card: 1 of 1

Location:

334 BATH ROAD

Neighborhood U.S. RTE 1

Zoning/Use RURAL
Topography Level
Utilities Public Sewer
Street Paved

Reference 1 B2659P0287
Reference 2 U-11-004/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 1

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Table with columns: Dwelling Description, Replacement Cost New. Rows include Raised Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1955, 0, TYPICAL, TYPICAL, Below Average, Typical, 75,751.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 63%, 100%, 100%, 47,723.

Table with columns: Outbuildings/Additions/Improvements, Value Rcnld. Rows include Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld.

Summary row: Acpt Land 50,600 Accepted Bldg 55,100 Total 105,700

Neighborhood U.S. RTE 1
 Zoning/Use COMMERCIAL
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B1180P0222
 Reference 2 U-11-005/00 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
1.00	Acres-Commercial Size Adj	15,000.00	15,000	100%		15,000
1.00	Acres-Commercial 1-20	15,000.00	15,000	100%		15,000
3.92	Acres-Rear Land 1-10	2,000.00	7,840	100%		7,840
Total Acres 5.92			Land Total			172,840

Outbuildings/ Additions/ Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
GARAGE FRAME ..	1990	1840	C 100	69,612	Avq.	84%	75%	100%	43,856
Frame Shed	2000	80	C 100	490	Avq.	89%	50%	100%	218
Wood Deck	1990	160	C 100	1,782	Avq.	84%	50%	100%	748
OFFICE MEZZ	1990	360	C 100	15,552	Avq.	84%	50%	100%	6,532
GARAGE FRAME ..	1960	800	D 100	27,668	Avq.	69%	50%	100%	9,546
Frame Shed	1960	63	D 100	332	Avq.	61%	50%	100%	102
WAREHOUSE WD....	1990	1380	C 100	60,610	Avq.	84%	50%	100%	25,456
PAVING.....	1990	5000	C 100	10,000	Avq.	84%	50%	100%	4,200
1.25 ST GARAGE..	2013	2000	C 100	80,312	Avq.	92%	75%	100%	55,415
						Outbuilding Total			146,073
Acpt Land		172,800	Accepted Bldg		146,100	Total		318,900	

Valuation Report

Map/Lot:

U11-005-001

Account: 2309 Card: 1 of 1

Location:

342 BATH ROAD

Neighborhood SOUTHWEST

Zoning/Use COMMERCIAL
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B4516P0209
 Reference 2 U-11-5/01
 Tran/Land/Bldg 1 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 2 50 0 Land Schedule 108

Dwelling Description				Replacement Cost New	
Conventional	One Story	504 Sqft	Grade D 100	Base	37,469
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	739
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-615
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition						
1940	0	OLD TYPE	Old Type	Below Average			Inadeq.			37,593
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %				Value(Rcnld)
None		None		57%	99%	100%				21,214
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		Rcnld
12' Mobile Home	1970	12X64	D 100	54,281	Fair	30%	50%	100%		8,142
Frame Shed	2003	96	C 100	588	Avq.	90%	100%	100%		529
1,272 SFLA										
							Outbuilding Total			8,671
Acpt Land			0	Accepted Bldg			29,900	Total		29,900

WISCASSET
 Name: GROVER, DANIEL L

Valuation Report

09/13/2022
 Page 2216
 U11-005-A
 BATH ROAD

Account: 1640 Card: 1 of 1
 Map/Lot: Location:

Neighborhood: SOUTHWEST
 Zoning/Use: RURAL
 Topography: Rolling
 Utilities: Drilled WellSeptic System
 Street: No Street

Reference 1: B1511P0324
 Reference 2: U-11-005/A0 0000000000
 Tran/Land/Bldg: 1 1 2
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Acres-Base Homesite Value	135,000	135,000	95%		0
0.00	Acres-HS Size Adj	15,000.00	15,000	100%		0
0.00	Acres-Rear Land 1-10	15,000.00	15,000	100%		0
Total Acres 0.00					Land Total	0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
14' Mobile Home	1990	14X48	C 100	67,536	Avg.	58%	50%	100%	19,457
672 SFLA									19,457
Acpt Land						0	Accepted Bldg		19,500
						19,500	Total		19,500

WISCASSET
 Name: GROVER, HEIDI A

Valuation Report

09/13/2022

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Map/Lot:
 Location:

U11-005-B
 338 BATH ROAD

Account: 1641 Card: 1 of 1

Neighborhood SOUTHWEST
 Zoning/Use RURAL
 Topography Rolling
 Utilities Public WaterPublic Sewer
 Street No Street

Sale Data
 Sale Date 08/01/1999
 Sale Price 20,100
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B2489P0164
 Reference 2 U-11-005/B0 0000000000
 Tran/Land/Bldg 1 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	95%		28,500
1.00	Acres-HS Size Adj	3,000.00	3,000	90%		2,700
1.12	Acres-Rear Land 1-10	2,000.00	2,240	100%		2,240
Total Acres 2.12					Land Total	33,440

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1973	14X60	C 100	80,064	Avq.	50%	50%	100%	20,016
14' Mobile Home	1986	14X56	C 100	75,888	Avq.	50%	50%	100%	18,972
1,624 SFLA						Outbuilding Total			38,988
Accpt Land		33,400		Accepted Bldg		39,000		Total	72,400

Neighborhood U.S. RTE 1

Zoning/Use COMMERCIAL
Topography Below Street
Utilities Public Sewer
Street Paved

Reference 1 B3038P0315 (04/03)
Reference 2 U-11-006/00 0000000000
Tran/Land/Bldg 1 2 17
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
0.35	Acres-Commercial Size Adj	15,000.00	5,250	100%		5,250
Total Acres 0.35			Land Total			140,250

Dwelling Description				Replacement Cost New		
Cape Cod	Two Story	840 Sqft	Grade C 100	Base		119,776
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Wet Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Steam	Cooling	0% None	Heat		0
Rooms	6	HEARTH				
Bedrooms	4	Add Fixtures	1			
Baths	2	Half Baths	0	Plumbing		5,680
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	2012	TYPICAL	TYPICAL	Average	Typical	125,456
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	81,546	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1900	420	C 100	8,734	Avq.	65%	100%	100%	5,677
1 Story/BASEMENT	1900	60	C 100	4,445	Avq.	65%	100%	100%	2,889
Frame Garage	1900	480	D 100	12,304	Avq-	57%	100%	100%	7,013
Encl Frame Porch	1900	25	C 100	1,177	Avq.	65%	100%	100%	765
1,740 SFLA						Outbuilding Total			16,344

Acpt Land	140,300	Accepted Bldg	97,900	Total	238,200
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Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	RURAL	Sale Date 07/12/2021
Topography	Rolling	Sale Price 150,000
Utilities	Drilled WellPublic Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2468P0352
 Reference 2 U-11-006/A0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000	
1.00	Acres-HS Size Adj	5,000.00	5,000	100%		5,000	
1.02	Acres-Rear Land 1-10	2,000.00	2,040	100%		2,040	
Total Acres 2.02			Land Total		52,040		

		Dwelling Description			Replacement Cost New	
Cape Cod	One & 1/2 Story	768 Sqft	Grade C 105	Base	99,175	
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0	
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0	
					0	
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0	
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0	
Heating	100% Hot Water BB	Cooling	0% None	Heat	0	
Rooms	7	HEARTH				
Bedrooms	4	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing	2,386	
Attic	None			Attic	0	
FirePlaces	0			Fireplace	0	
Insulation	Full			Insulation	0	
Unfin. Living Area	NONE			Unfinished	0	

		Dwelling Condition					
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1833	0	TYPICAL	TYPICAL	Below Average	Typical	101,561	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		57%	100%	100%	57,890

		Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Percent Good		Value Rcnld
Wood Deck	1833	264	C 105	2,985	Avq-	57%	100% 100%	1,701
Frame Garage	1980	576	C 100	16,493	Avq.	79%	100% 100%	13,029
1,152 SFLA						Outbuilding Total		14,730

Acpt Land	52,000	Accepted Bldg	72,600	Total	124,600
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Valuation Report

Map/Lot: U11-007

Account: 1648 Card: 1 of 2

Location: 313 BATH ROAD

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date
Topography	Level	Sale Price
Utilities	All Public	Sale Type
Street	Paved	Financing
		Verified
		Validity

Reference 1 B2886P001 B1298P222
 Reference 2 U-11-007/00 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
1.00	Acres-Commercial Size Adj	15,000.00	15,000	100%		15,000
0.87	Acres-Commercial 1-20	15,000.00	13,050	100%		13,050
Total Acres 1.87						Land Total
						163,050

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
GARAGE FRAME ..	1945	1600	D 100	52,436	Fair	42%	100%	100%	22,023	
Finished Attic	1945	800	D 100	11,049	Fair	42%	100%	100%	4,641	
Unfinished Attic	1945	800	D 100	3,000	Fair	42%	100%	100%	1,260	
320 SFLA									Outbuilding Total	
									27,924	
Acpt Land		163,100		Accepted Bldg		27,900		Total		
									191,000	

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date
Topography	Level	Sale Price
Utilities	All Public	Sale Type
Street	Paved	Financing
		Verified
		Validity

Reference 1 B2886P001 B1298P222
 Reference 2 U-11-007/00 0000000000
 Tran/Land/Bldg 1 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
GARAGE FRAME ..	1996	4200	C 100	154,572	Avg.	87%	100%	100%	134.478
GARAGE FRAME ..	1960	1496	C 100	57,228	Avg.	69%	100%	100%	39.487
GARAGE FRAME ..	2001	1800	C 100	68,172	Avg.	89%	100%	100%	60.673
OFFICE WOOD.....	1960	936	C 100	58,743	Avg+	78%	100%	100%	45.820
Frame Shed	1960	312	C 100	1,909	Avg+	78%	100%	100%	1.489
320 SFLA									
						Outbuilding Total			281,947
Acpt Land			0 Accepted Bldg			281,900 Total		281,900	

WISCASSET
Name: FAIR WINDS HOLDINGS, LLC

Valuation Report

09/13/2022
Page 2222
U11-007
323 BATH ROAD

Account: 1648

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	163,100	27,900	191,000	163,100	27,900	191,000
2	0	281,900	281,900	0	281,900	281,900
TOTAL	163,100	309,800	472,900	163,100	309,800	472,900

Valuation Report

Map/Lot:

U11-007-A

Account: 2277 Card: 1 of 2

Location:

3 HERITAGE LANE

Neighborhood SOUTHWEST

Zoning/Use RURAL
 Topography LevelLevel
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 10/14/2008
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B4070P0065 B4629P0217

Reference 2 U-11-7/A

Tran/Land/Bldg 6 2 18

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
40.00	Acres-Base Homesite Value	30,000.00	1,200,000	100%		1,200,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
2.20	Acres-Rear Land 1-10	2,000.00	4,400	100%		4,400
Total Acres 3.20					Land Total	1,207,400

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
APT	2003	1344	C 105	88,567	Avq+	95%	70%	100%	58,897
APT	2003	1344	C 105	88,567	Avq+	95%	70%	100%	58,897
APT	2003	1344	C 105	88,567	Avq+	95%	70%	100%	58,897
APT	2003	1344	C 105	88,567	Avq+	95%	70%	100%	58,897
APT	2003	1344	C 105	88,567	Avq+	95%	70%	100%	58,897
Frame Garage	2003	2624	C 105	66,304	Avq+	95%	70%	100%	44,092
APT	2005	1344	C 105	88,567	Avq+	96%	70%	100%	59,517
APT	2005	1344	C 105	88,567	Avq+	96%	70%	100%	59,517
APT	2005	1344	C 105	88,567	Avq+	96%	70%	100%	59,517
APT	2005	1344	C 105	88,567	Avq+	96%	70%	100%	59,517
Outbuilding Total									576,645

Acpt Land 1,207,400 **Accepted Bldg** 576,600 **Total** 1,784,000

WISCASSET
 Name: MURRAY HILL PROPERTIES, INC.

Valuation Report

09/13/2022

Page 2224

Map/Lot:

U11-007-A

Account: 2277 Card: 2 of 2

Location:

3 HERITAGE LANE

Neighborhood SOUTHWEST

Zoning/Use RURAL
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 10/14/2008
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B3002P0023 (02/03)
 Reference 2 U-11-7/A
 Tran/Land/Bldg 6 2 18
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
APT	2005	1344	C 105	88,567	Avg+	96%	70%	100%	59,517
Outbuilding Total									59,517
Accpt Land			0	Accepted Bldg		59,500	Total		59,500

WISCASSET
Name: MURRAY HILL PROPERTIES, INC.

Valuation Report

09/13/2022

Page 2225

Map/Lot:

U11-007-A

Account: 2277

Location:

3 HERITAGE LANE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	1,207,400	576,600	1,784,000	1,207,400	576,600	1,784,000
2	0	59,500	59,500	0	59,500	59,500
TOTAL	1,207,400	636,100	1,843,500	1,207,400	636,100	1,843,500

WISCASSET
 Name: BENNER, BRUCE M

Valuation Report

09/13/2022
 Page 2226
 U11-007-B

Account: 2726 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood SOUTHWEST

Zoning/Use RURAL
 Topography Rolling
 Utilities
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	90%		27,000
1.00	Acres-HS Size Adi	3,000.00	3,000	90%		2,700
0.87	Acres-Rear Land 1-10	2,000.00	1,740	90%		1,566
Total Acres 1.87					Land Total	31,266
Acpt Land		31,300	Accepted Bldg		0	Total
						31,300

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
Topography Rolling
Utilities Public Sewer
Street Paved

Reference 1 B2067P0024
Reference 2 U-11-008/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.05	Acres-Rear Land 1-10	2,000.00	100	100%		100
Total Acres 1.05			Land Total			33,100

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,196 Sqft	Grade C 105	Base	117,512
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,578
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	TYPICAL	TYPICAL	Average	Typical	121,090
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	78%	100%	100%	94,450	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1973	32	C 105	500	Avq.	78%	100%	100%	390
Frame Garage	1973	672	C 100	18,680	Avq.	75%	100%	100%	14,010
1,196 SFLA	Outbuilding Total								14,400

Acpt Land	33,100	Accepted Bldg	108,900	Total	142,000
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Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
Topography Rolling
Utilities Public SewerDrilled Well
Street Paved

Reference 1 B1563P0044
Reference 2 U-11-009/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 2 50 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.03	Acres-Rear Land 1-10	2,000.00	60	100%		60
Total Acres 1.03					Land Total	33,060

Dwelling Description

Replacement Cost New

Ranch	One Story	1,176 Sqft	Grade C 105	Base	115,547
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	115,547
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		79%	100% 100%	91,282

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Frame Garage	1996	432	C 100	13,213	Avq.	87%	100%	100%	11,495	
Frame Garage	1990	780	C 100	21,141	Avq.	84%	100%	100%	17,758	
Frame Shed	1990	64	C 100	392	Avq.	84%	100%	100%	329	
Swimming Pool	1975	1	C 100	5,779	Avq.	99%	100%	100%	5,721	
1,176 SFLA									Outbuilding Total	35,303

Acpt Land 33,100 **Accepted Bldg** 126,600 **Total** 159,700

WISCASSET
 Name: BELL, KATHRYN H
 BELL, CHELSIE

Valuation Report

09/13/2022

Page 2229

Map/Lot: U11-010

Account: 1651 Card: 1 of 1

Location: 36 PAGE AVENUE

Neighborhood: SOUTHWEST

Zoning/Use: RURAL
 Topography: Level
 Utilities: Public Sewer
 Street: Paved

Sale Data
 Sale Date: 03/01/2019
 Sale Price: 157,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B0809P0175
 Reference 2: U-11-010/00 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.03	Acres-Rear Land 1-10	2,000.00	60	100%		60
Total Acres 1.03						Land Total 33,060

Dwelling Description

Replacement Cost New

Ranch	One Story	1,176 Sqft	Grade C 105	Base	115,547
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-3,507
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,361
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1974	0	TYPICAL	TYPICAL	Average	Typical	117,401			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		79%	100% 100%	92,747			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1974	350	C 105	3,906	Avq.	79%	100%	100%	3,086
Wood Deck	1999	560	C 100	5,862	Avq.	88%	100%	100%	5,159
AB.GR. POOL.....	1999	1	C 100	1,000	Avq.	99%	100%	100%	990
Frame Shed	2001	80	C 100	490	Avq.	89%	100%	100%	436
1,176 SFLA									
Outbuilding Total									9,671

Acpt Land 33,100 **Accepted Bldg** 102,400 **Total** 135,500

Neighborhood SOUTHWEST

Zoning/Use RURAL
Topography Level
Utilities Public Sewer
Street Paved

Sale Data
Sale Date 06/01/2007
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B0820P0139 B3859P0120
Reference 2 U-11-011/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.03	Acres-Rear Land 1-10	2,000.00	60	100%		60
Total Acres 1.03						Land Total 33,060

Dwelling Description

Replacement Cost New

Ranch	One Story	1,238 Sqft	Grade C 105	Base	121,638
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	144 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,733
Heating	100% Electric	Cooling	0% None	Heat	-3,692
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1975	0	TYPICAL	TYPICAL	Above Average	Typical	124,679	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		86%	100%	100%	107,224

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1975	112	C 105	1,357	Avq+	86%	100%	100%	1,167
Frame Garage	2005	576	C 100	16,493	Avq.	91%	100%	100%	15,009
1,238 SFLA									
Outbuilding Total									16,176

Acpt Land 33,100 **Accepted Bldg** 123,400 **Total** 156,500

WISCASSET
 Name: GOUD, EDWARD C
 GOUD, DUANE E

Valuation Report

09/13/2022

Page 2231

Account: 1653 Card: 1 of 1

Map/Lot:
 Location:

U11-012
 44 PAGE AVENUE

Neighborhood SOUTHWEST
 Zoning/Use RESIDENTIAL
 Topography Level
 Utilities Public Sewer
 Street Paved

Sale Data
 Sale Date 03/25/2008
 Sale Price 105,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3982P0035
 Reference 2 U-11-012/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.02	Acres-Rear Land 1-10	2,000.00	40	100%		40
Total Acres 1.02			Land Total			33,040

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade C 105	Base	99,040
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	99,040
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		78%	100% 100%	77,251

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1972	372	C 100	3,944	Avq.	75%	100%	100%	2,958
Frame Garage	1972	672	C 100	18,680	Avq.	75%	100%	100%	14,010
Frame Shed	1972	96	C 100	588	Avq.	75%	100%	100%	441
1,008 SFLA									
Outbuilding Total									17,409

Acpt Land 33,000 **Accepted Bldg** 94,700 **Total** 127,700

Neighborhood SOUTHWEST
Zoning/Use RESIDENTIAL
Topography Swampy
Utilities Public Sewer
Street Paved

Sale Data
Sale Date 03/22/2019
Sale Price 185,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3128P0237 (08/03)
Reference 2 U-11-013/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
0.57	Acres-HS Size Adj	3,000.00	1,710	100%		1,710
Total Acres 0.57						Land Total 31,710

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,040 Sqft	Grade C 105	Base	97,318
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	312 Sqft, Grade C	Basement Gar	None	Fin Bsmt	14,588
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,578
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,361
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	120,845
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		79%	100% 100%	95,468

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1975	40	C 105	2,636	Avq.	79%	100%	100%	2,082
1SFr Overhang	1975	32	C 105	2,108	Avq.	79%	100%	100%	1,665
Frame Garage	1975	576	C 100	16,493	Avq.	76%	100%	100%	12,535
Frame Shed	1975	80	C 100	490	Avq.	76%	100%	100%	372
Frame Shed	1975	60	C 100	367	Avq.	76%	100%	100%	279
Encl Frame Porch	2003	96	C 100	3,495	Avq.	90%	100%	100%	3,146
1,112 SFLA									Outbuilding Total 20,079

Acpt Land 31,700 Accepted Bldg 115,500 Total 147,200

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
Topography Level
Utilities Public Sewer
Street Paved

Reference 1 B2101P0263
Reference 2 U-11-014/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
0.57	Acres-HS Size Adj	3,000.00	1,710	100%		1,710
Total Acres 0.57					Land Total	31,710

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 105	Base	94,324
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1972	0	TYPICAL	TYPICAL	Average	Typical	94,324	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		78%	100%	100%	73,573

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
ONE STORY FRAME	1990	280	C 105	18,452	Avq.	78%	100%	100%	14,393
Wood Deck	1990	120	C 105	1,443	Avq.	78%	100%	100%	1,126
Wood Deck	1990	288	C 105	3,242	Avq.	78%	100%	100%	2,529
Frame Garage	1980	672	C 100	18,680	Avq.	79%	100%	100%	14,757
1,240 SFLA						Outbuilding Total			32,805

Acpt Land	31,700	Accepted Bldg	106,400	Total	138,100
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WISCASSET
 Name: HEALD, STEPHEN L J/T
 HEALD, SUKITTA

Valuation Report

09/13/2022
 Page 2234
 U11-015
 23 PAGE AVENUE

Account: 1656 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood SOUTHWEST
 Zoning/Use RESIDENTIAL
 Topography Level
 Utilities Drilled WellPublic Sewer
 Street Paved

Sale Data
 Sale Date 05/21/2009
 Sale Price 125,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4145P0195 B4639P0270
 Reference 2 U-11-015/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 2 50 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000	
0.54	Acres-HS Size Adj	3,000.00	1,620	100%		1,620	
Total Acres 0.54						Land Total	31,620

Dwelling Description

Replacement Cost New

Ranch	One Story	1,176 Sqft	Grade C 105	Base	115,547
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	115,547
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		79%	100% 100%	91,282

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
Encl Frame Porch	1975	144	C 105	5,315	Avq.	79%	100%	100%	4,199	
Frame Garage	1975	624	C 100	17,587	Avq-	67%	100%	100%	11,783	
BSMT ENTRY.....	1975	100	C 105	1,285	Avq.	79%	100%	100%	1,015	
1,176 SFLA									Outbuilding Total	16,997

Acpt Land 31,600 **Accepted Bldg** 108,300 **Total** 139,900

Valuation Report

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 04/07/2006
Topography	Level	Sale Price 4,500
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Other Non Valid

Reference 1 B3658P0214
 Reference 2 U-11-016/00 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	10%	Access	3,000
0.13	Acres-HS Size Adj	3,000.00	390	10%	Access	39
Total Acres 0.13						Land Total 3,039

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Garage	2005	520	C 100	15,218	Avq.	91%	100%	100%	13,848	
Frame Shed	2010	32	C 100	196	Avq.	92%	100%	100%	180	
Outbuilding Total									14,028	
Acpt Land		3,000		Accepted Bldg		14,000		Total		17,000

Valuation Report

Map/Lot:

U11-016-009

Account: 1658 Card: 1 of 1

Location:

48 PAGE AVENUE

Neighborhood SOUTHWEST
Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellPublic Sewer
Street Paved

Sale Data
Sale Date 06/26/2018
Sale Price 165,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2706P0116 B4720P0156
Reference 2 U-11-016/09 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
0.70	Acres-HS Size Adj	3,000.00	2,100	100%		2,100
Total Acres 0.70						32,100

Dwelling Description

Replacement Cost New

Ranch	One Story	1,100 Sqft	Grade C 105	Base	108,079
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-4,510
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,964
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Good	Typical	109,533
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		89%	100% 100%	97,484

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1975	108	C 105	4,081	Good	89%	100%	100%	3,632
Frame Garage	1975	576	C 105	17,318	Good	89%	100%	100%	15,413
ONE STORY FRAME	2002	504	C 100	31,631	Avg.	90%	100%	100%	28,468
Wood Deck	1975	48	C 105	672	Good	89%	100%	100%	598
1,604 SFLA									48,111

Acpt Land 32,100 **Accepted Bldg** 145,600 **Total** 177,700

Valuation Report

Map/Lot:

U11-016-010

Account: 1659 Card: 1 of 1

Location:

59 PAGE AVENUE

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 11/18/2019
Topography	Level	Sale Price 239,900
Utilities	Drilled WellPublic Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B38191P0105 B4841P0316
 Reference 2 U-11-016/10 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
0.93	Acres-HS Size Adj	3,000.00	2,790	100%		2,790
Total Acres 0.93						Land Total 32,790

Dwelling Description				Replacement Cost New		
Ranch	One Story	966 Sqft	Grade C 105	Base		94,913
Exterior	COMPOSITION	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	192 Sqft, Grade C	Basement Gar	None	Fin Bsmt		8,977
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	6	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	103,890
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		79%	100% 100%	82,073

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1975	120	C 105	1,443	Avq.	79%	100%	100%	1,140
1SFr Overhang	1975	42	C 105	2,768	Avq.	79%	100%	100%	2,187
Frame Shed	2001	160	C 105	1,028	Avq.	79%	100%	100%	812
ONE STORY FRAME	2002	192	C 100	12,050	Avq.	90%	100%	100%	10,845
1.50 ST GARAGE..	2011	728	C 100	42,801	Avq.	92%	100%	100%	39,377
Encl Frame Porch	2013	128	C 100	4,540	Avq.	92%	100%	100%	4,177
1,200 SFLA									Outbuilding Total 58,538

Acpt Land 32,800 **Accepted Bldg** 140,600 **Total** 173,400

Name: GRIFFIN, MICHAEL J JR

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GRIFFIN, NIKKI L

Map/Lot:

U11-016-011

Account: 1660 Card: 1 of 1

Location:

15 PAGE AVENUE

Neighborhood SOUTHWEST
Zoning/Use RESIDENTIAL
Topography Level
Utilities Public Sewer
Street Paved

Sale Data
Sale Date 09/06/2019
Sale Price 169,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4718P0270
Reference 2 U-11-016/11 0000000000
Tran/Land/Bldg 9 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 108

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.54 Acres-HS Size Adj, and Total Acres 0.54.

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch (One Story, 1,008 Sqft), Exterior (COMPOSITION, Masonry Trim), Dwelling Units (1 OTHER Units-0, Roof Cover), Foundation (Concrete, Basement), Fin. Basement Area (None, Basement Gar), Heating (100% Hot Water BB, Cooling), Rooms (4, HEARTH), Bedrooms (2, Add Fixtures), Baths (1, Half Baths), Attic (None), FirePlaces (0), Insulation (Full), Unfin. Living Area (NONE).

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1975, 0 TYPICAL, Above Average, Typical, 99,040.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, 86%, 100%, 100%, 85,174.

Table with columns: Outbuildings/Additions/Improvements, Value Rcnld. Rows include Encl Frame Porch, Wood Deck, Frame Garage, 1,008 SFLA, Outbuilding Total 24,039.

Acpt Land 31,600 Accepted Bldg 109,200 Total 140,800

Valuation Report

Account: 1661 Card: 1 of 1

Location: 11 PAGE AVENUE

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 10/01/1997
Topography	Level	Sale Price 89,500
Utilities	Public Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2285P0304
 Reference 2 U-11-016/12 0000000000
 Tran/Land/Bldg 9 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
0.70	Acres-HS Size Adj	3,000.00	2,100	100%		2,100
Total Acres 0.70						Land Total 32,100

Dwelling Description				Replacement Cost New	
Colonial	Two Story	988 Sqft	Grade C 105	Base	162,716
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	988 Sqft, Grade C	Basement Gar	None	Fin Bsmt	43,997
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,964
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1978	2010	TYPICAL	TYPICAL	Average	Typical	212,677	
Functional Obsolescence				Phys. %	Func. %	Econ. %	Value(Rcnld)
None				80%	100%	100%	170,142

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1978	192	C 105	2,213	Avq.	80%	100%	100%	1,770
Frame Garage	1978	352	C 105	11,961	Avq.	80%	100%	100%	9,569
Frame Shed	2011	96	C 105	617	Avq.	80%	100%	100%	494
1,976 SFLA									Outbuilding Total 11,833

Acpt Land 32,100 **Accepted Bldg** 182,000 **Total** 214,100

WISCASSET
 Name: DDAP II, LLC

Valuation Report

09/13/2022

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Map/Lot:
 Location:

U11-016-013
 307 BATH ROAD

Account: 1662 Card: 1 of 1

Neighborhood U.S. RTE 1
 Zoning/Use COMMERCIAL
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/30/2011
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4434P0315
 Reference 2 U-11-016/13 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Acres-Base Commercial	30,000.00	30,000	100%		0
0.00	Acres-Commercial Size Adj	3,000.00	2,100	100%		0
Total Acres 0.00			Land Total			0
Acpt Land		0	Accepted Bldg		0	Total
						0

WISCASSET
 Name: WISCASSET, TOWN OF

Valuation Report

09/13/2022
 Page 2241
 U11-016-A
 PAGE AVENUE

Account: 2179 Card: 1 of 1
 Map/Lot: Location:

Neighborhood SOUTHWEST
 Zoning/Use RESIDENTIAL
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 07/01/1976
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B0886P0116
 Reference 2 U-11-016/A
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 108

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	30,000.00	30,000	10%		3,000	
0.04	Acres-HS Size Adj	3,000.00	120	100%		120	
Total Acres 0.04					Land Total	3,120	
Acpt Land		3,100	Accepted Bldg		0	Total	3,100

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date
Topography	Level	Sale Price
Utilities	All Public	Sale Type
Street	Paved	Financing
		Verified
		Validity

Reference 1 B4434P0315
 Reference 2 U-11-017/00 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
1.00	Acres-Commercial Size Adj	15,000.00	15,000	100%		15,000
0.06	Acres-Commercial 1-20	15,000.00	900	100%		900
Total Acres 1.06						Land Total
						150,900

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
RESTAURANT	1970	3580	D 100	434,665	Avq.	74%	75%	100%	241,239	
Wood Deck	0	60	C 100	762	Avq.	65%	100%	100%	495	
Wood Deck	0	36	C 100	517	Avq.	65%	100%	100%	336	
COOLER.....	0	48	C 100	2,056	Avq.	65%	100%	100%	1,336	
RESTAURANT	1998	210	D 100	25,497	Avq.	88%	75%	100%	16,828	
Wood Deck	0	36	C 100	517	Avq.	65%	100%	100%	336	
COOLER.....	0	60	C 100	2,570	Avq.	65%	100%	100%	1,670	
PAVING.....	0	3000	C 100	6,000	Avq.	65%	50%	100%	1,950	
PAVING.....	2000	5000	C 100	10,000	Avq.	89%	50%	100%	4,450	
Wood Deck	2017	480	B 100	5,803	Avq.	92%	100%	100%	5,339	
Outbuilding Total									273,979	
Acpt Land		150,900		Accepted Bldg		274,000		Total		424,900

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 07/31/2015
Topography	Level	Sale Price 140,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Exempt Property

Reference 1 B2686P0271
 Reference 2 U-11-018/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 11 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
0.62	Acres-Commercial Size Adj	15,000.00	9,300	100%		9,300
					Land Total	144,300

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
BSMT UNFINISHED.	1962	1120	C 100	12,690	Avq.	70%	100%	100%	8,883
STORE FRAME.....	0	3137	C 100	297,043	Avq.	65%	100%	100%	193,078
Wood Deck	0	240	D 100	2,234	Avq.	65%	100%	100%	1,452
FIN. BASEMENT	1962	1120	D 100	48,545	Avq.	70%	100%	100%	33,982
Wood Deck	0	48	D 100	550	Avq.	65%	100%	100%	358
Outbuilding Total									237,753
Acpt Land		144,300	Accepted Bldg		237,800	Total		382,100	

Valuation Report

Map/Lot: U11-019

Account: 1665 Card: 1 of 1

Location: 291 BATH ROAD

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 06/25/2019
Topography	Level	Sale Price 150,000
Utilities	Public Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3007P0148 02/03
 Reference 2 U-11-019/00 0000000000
 Tran/Land/Bldg 6 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
0.71	Acres-Commercial Size Adj	15,000.00	10,650	100%		10,650
Land Total						145,650

Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
OFFICE WOOD.....	1999	518	C 100	32,510	Avq.	88%	100%	100%	28,609	
BSMT UNFINISHED.	1920	960	C 100	10,877	Avq.	65%	50%	100%	3,535	
OFFICE WOOD.....	1920	966	C 100	60,626	Avq.	65%	100%	100%	39,407	
BSMT ENTRY.....	1999	24	C 100	294	Avq.	88%	100%	100%	259	
Wood Deck	1999	216	C 100	2,353	Avq.	88%	100%	100%	2,071	
Wood Deck	1999	36	C 100	517	Avq.	88%	100%	100%	455	
Outbuilding Total									74,336	
Acpt Land		145,700		Accepted Bldg		74,300		Total		220,000

Name: MORSE, LESTER R

Page 2245

MORSE, JOANNE H

Map/Lot:

U11-020

Account: 1666 Card: 1 of 1

Location:

58 PAGE AVENUE

Neighborhood: SOUTHWEST

Zoning/Use: RESIDENTIAL
Topography: Level
Utilities: Drilled WellPublic Sewer
Street: Paved

Reference 1: B1147P0197
Reference 2: U-11-020/00 0000000000
Tran/Land/Bldg: 6 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 108

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.87 Acres-HS Size Adj, and Total Acres 0.87.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1975, 0 TYPICAL, TYPICAL, Average, Typical, 121,049.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 79%, 100%, 100%, 95,629.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include ONE STORY FRAME, Frame Shed, Frame Garage, Frame Shed, Frame Shed, Frame Shed, 1,472 SFLA.

Acpt Land 62,600 Accepted Bldg 120,300 Total 182,900

WISCASSET

Valuation Report

09/13/2022

Name: ROQUEMORE, JODIE F

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ROQUEMORE, JAMES

Map/Lot:

U11-021

Account: 1667 Card: 1 of 1

Location:

BATH ROAD

Neighborhood	U.S. RTE 1					Sale Data
Zoning/Use	COMMERCIAL					Sale Date 11/08/2021
Topography	Rolling					Sale Price 255,000
Utilities	All Public					Sale Type Land Only
Street	Paved					Financing Unknown
						Verified Public Record
						Validity Split/Assemblage

Reference 1 B4830P0110
 Reference 2 U-11-021/00 0000000000
 Tran/Land/Bldg 1 8 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	5,000.00	5,000	100%		5,000
4.16	Acres-Rear Land 1-10	2,000.00	8,320	100%		8,320
Total Acres 5.16					Land Total	58,320

Accpt Land	58,300	Accepted Bldg	0	Total	58,300
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Valuation Report

Account: 2697 Card: 1 of 1

Location: 277 BATH ROAD

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 02/20/2020
Topography	Rolling	Sale Price 1,632,959
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
1.00	Acres-Commercial Size Adi	15,000.00	15,000	100%		15,000
0.31	Acres-Commercial 1-20	15,000.00	4,650	100%		4,650
Total Acres 1.31						Land Total 154,650

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
LC D DISCOUNT	2019	9100	C 100	530,166	Avg.	92%	100%	100%	487,753	
PAVING.....	2019	11200	C 100	22,400	Avg.	92%	100%	100%	20,608	
Outbuilding Total									508,361	
Acpt Land		154,700		Accepted Bldg		508,400		Total		663,100

Name: ROQUEMORE, JODIE F

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ROQUEMORE, JAMES

Map/Lot:

U11-022

Account: 1668 Card: 1 of 1

Location:

277 BATH ROAD

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 11/08/2021
Topography	Level	Sale Price 255,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Split/Assemblage

Reference 1 B4656P0117
 Reference 2 U-11-022/00 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
0.93	Acres-Commercial Size Adj	15,000.00	13,950	100%		13,950
Land Total						148,950

Outbuildings/Additions/Improvements							Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld		
RESTAURANT	1960	1096	D 100	133,070	Avq-	61%	75%	100%	60,880		
Frame Shed	2001	144	C 100	881	Avq+	95%	75%	100%	628		
Frame Shed	1960	144	C 100	881	Avq.	69%	75%	100%	456		
Encl Frame Porch	1960	60	C 100	2,320	Avq.	69%	75%	100%	1,201		
Encl Frame Porch	1960	45	C 100	1,830	Avq.	69%	75%	100%	947		
PAVING.....	1960	3400	C 100	6,800	Avq.	69%	50%	100%	2,346		
Wood Deck	2020	576	D 100	5,182	Avq.	92%	100%	100%	4,767		
Outbuilding Total									71,225		
Accpt Land		149,000		Accepted Bldg			71,200		Total		220,200

WISCASSET
 Name: ROY, MICHAEL
 ROY, CHRISTIE L

Valuation Report

09/13/2022

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Map/Lot: U11-023

Account: 1670 Card: 1 of 1

Location: 37 WARD BROOK ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B1816P0280
 Reference 2 U-11-023/00 0000000000
 Tran/Land/Bldg 1 1 7
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acres-Base Homesite Value	30,000.00	90,000	100%		90,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
Total Acres 1.00						93,000

Dwelling Description

Replacement Cost New

Multi Family	Two Story	1,440 Sqft	Grade C 100	Base	205,331
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	15	HEARTH			
Bedrooms	9	Add Fixtures	0		
Baths	3	Half Baths	3	Plumbing	15,904
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	TYPICAL	TYPICAL	Below Average	Typical	221,235
Functional Obsolescence						Value(Rcnld)
None						77,510

Outbuildings/Additions/Improvements				Percent Good			Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1993	80	C 100	966	Avq-	77%	100%	50%	372
Wood Deck	1993	80	C 100	966	Avq-	77%	100%	50%	372
Wood Deck	1993	80	C 100	966	Avq-	77%	100%	50%	372
Open Frame Porch	2003	18	C 100	594	Avq.	90%	100%	50%	268
Open Frame Porch	2003	18	C 100	594	Avq.	90%	100%	50%	268
Open Frame Porch	2003	18	C 100	594	Avq.	90%	100%	50%	268
2,880 SFLA									1,920

Acpt Land 93,000 **Accepted Bldg** 79,400 **Total** 172,400

WISCASSET
 Name: ROY, MICHAEL
 ROY, CHRISTIE L

Valuation Report

09/13/2022

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Map/Lot: U11-024

Account: 1671 Card: 1 of 1

Location: 31 WARD BROOK ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B1816P0280
 Reference 2 U-11-024/00 0000000000
 Tran/Land/Bldg 1 1 7
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acres-Base Homesite Value	30,000.00	90,000	100%		90,000
0.93	Acres-HS Size Adj	3,000.00	2,790	100%		2,790
Total Acres 0.93						92,790

Dwelling Description

Replacement Cost New

Multi Family	Two Story	1,440 Sqft	Grade C 100	Base	205,331
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	15	HEARTH			
Bedrooms	9	Add Fixtures	0		
Baths	3	Half Baths	3	Plumbing	15,904
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	TYPICAL	TYPICAL	Below Average	Typical	221,235
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence			Phys. %	Func. %	Econ. %	77,510
Location			77%	91%	50%	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1993	80	C 100	966	Avq-	77%	100%	50%	372
Wood Deck	1993	80	C 100	966	Avq-	77%	100%	50%	372
Wood Deck	1993	80	C 100	966	Avq-	77%	100%	50%	372
Open Frame Porch	2003	18	C 100	594	Avq.	90%	100%	50%	268
Open Frame Porch	2003	18	C 100	594	Avq.	90%	100%	50%	268
Open Frame Porch	2003	18	C 100	594	Avq.	90%	100%	50%	268
2,880 SFLA									1,920

Acpt Land 92,800 **Accepted Bldg** 79,400 **Total** 172,200

WISCASSET
 Name: PAN AM RAILWAYS, INC.
 REAL ESTATE DEPT.

Valuation Report

09/13/2022

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Account: 13 Card: 1 of 1

Map/Lot: U11-025
 Location: OFF BIRCH POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
 Topography Level
 Utilities NoWater/NoSewer
 Street No Street

Reference 1
 Reference 2 U-11-025
 Tran/Land/Bldg 0 3 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Industrial	40,000.00	40,000	100%		40,000
1.00	Acres-Industrial Size Adj	5,000.00	5,000	100%		5,000
8.50	Acres-Rear Land 1-10	2,000.00	17,000	100%		17,000
Total Acres 9.50					Land Total	62,000
Acpt Land		62,000	Accepted Bldg		0	Total
						62,000

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	RURAL	Sale Date 02/09/2015
Topography	Level	Sale Price 195,000
Utilities	Drilled WellPublic Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B1142P0289 B2060P0266 B4548P0229
 Reference 2 U-12-002/00 0000000000
 Tran/Land/Bldg 6 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	5,000.00	5,000	100%		5,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
3.86	Acres-Rear Land 11-20	1,000.00	3,860	100%		3,860
Total Acres 14.86			Land Total			73,860

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,400 Sqft	Grade C 105	Base	134,804
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,578
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1989	0	TYPICAL	TYPICAL	Average	Typical	138,382			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	85%	100%	100%	117,625				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1989	528	C 105	16,170	Avq.	83%	100%	100%	13,421
Wood Deck	1989	224	C 105	2,557	Avq.	83%	100%	100%	2,122
Frame Shed	1989	528	C 105	3,393	Avq.	83%	100%	100%	2,816
1.50 ST SHED....	1980	896	B 100	7,213	Avq.	79%	100%	100%	5,698
Unfin Basement	1980	896	C 100	10,152	Avq.	79%	100%	100%	8,020
Wood Deck	2015	100	C 100	1,170	Avq.	92%	100%	100%	1,076
Outbuilding Total									33,153

Acpt Land	73,900	Accepted Bldg	150,800	Total	224,700
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Account: 1674 Card: 1 of 1

Location: 115 BEECHNUT HILL ROAD

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 04/12/2021
Topography	Level	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B2742P0104 10/01
 Reference 2 U-12-003/00 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000	
0.86	Acres-Commercial Size Adj	15,000.00	12,900	100%		12,900	
Total Acres 0.86					Land Total	147,900	

Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
GARAGE FRAME ..	1980	576	C 100	24,108	Avq.	79%	100%	100%	19,045	
GARAGE FRAME ..	1999	576	B 100	27,724	Avq.	88%	100%	100%	24,397	
Frame Shed	1999	480	C 100	2,938	Avq.	88%	100%	100%	2,585	
						Outbuilding Total			46,027	
Accpt Land		147,900		Accepted Bldg		46,000		Total		193,900

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B1035P0002
Reference 2 U-12-004/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
6.00	Acres-Rear Land 11-20	1,000.00	6,000	100%		6,000
Total Acres 17.00			Land Total			62,300

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,312 Sqft	Grade B 100	Base	219,444
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,613
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,871
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	TYPICAL	TYPICAL	Good	Typical	227,928
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		80%	100% 100%	182,342

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1920	91	B 100	6,568	Good	80%	100%	100%	5,254
Encl Frame Porch	1920	56	B 100	2,517	Good	80%	100%	100%	2,014
Encl Frame Porch	1920	147	B 100	5,934	Good	80%	100%	100%	4,747
Open Frame Porch	1920	240	B 100	5,852	Good	80%	100%	100%	4,682
Frame Bay Window	1920	20	B 100	1,443	Good	80%	100%	100%	1,154
Frame Garage	2000	1008	C 100	26,334	Avq.	89%	100%	100%	23,437
Open Frame Porch	2000	144	C 100	3,145	Avq.	89%	100%	100%	2,799
2,735 SFLA									44,087

Acpt Land	62,300	Accepted Bldg	226,400	Total	288,700
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Valuation Report

Map/Lot:

U12-004-A

Account: 1676 Card: 1 of 1

Location:

378 BATH ROAD

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date
Topography	Level	Sale Price
Utilities	All Public	Sale Type
Street	Paved	Financing
		Verified
		Validity

Reference 1 B2742P0104 10/01
 Reference 2 U-12-004/A0 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
1.00	Acres-Commercial Size Adj	15,000.00	15,000	100%		15,000
1.93	Acres-Commercial Prime	150,000	289,500	100%		289,500
Total Acres 2.93					Land Total	439,500

Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
AUTO CENTER.....	1985	9100	C 100	500,500	Avq.	81%	80%	100%	324,324	
AUTO CENTER.....	0	11700	C 100	643,500	C Gr	81%	80%	100%	416,988	
AUTO CENTER.....	0	2600	C 100	143,000	C Gr	81%	80%	100%	92,664	
OFFICE MEZZ	0	1920	C 100	82,944	C Gr	81%	80%	100%	53,748	
PAVING.....	1985	30000	C 100	60,000	Avq.	81%	50%	100%	24,300	
Outbuilding Total									912,024	
Acpt Land		439,500		Accepted Bldg		912,000		Total		1,351,500

Valuation Report

Map/Lot: U12-005

Account: 1677 Card: 1 of 1

Location: 92 BEECHNUT HILL ROAD

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 06/06/2018
Topography	Rolling	Sale Price 185,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B1036P0214
 Reference 2 U-12-005/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
8.00	Acres-Rear Land 1-10	2,000.00	16,000	100%		16,000
Total Acres 9.00						Land Total 52,300

Dwelling Description				Replacement Cost New		
Conventional	One Story	1,060 Sqft	Grade B 95	Base		105,269
Exterior	CLAPBOARD	Masonry Trim	1,019Sqft	Trim		4,742
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
						0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	4	HEARTH		HEARTHS		0
Bedrooms	1	Add Fixtures	0			0
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Capped Only			Insulation		-164
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1935	0	TYPICAL	TYPICAL	Above Average	Typical	109,847
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		75%	100%	100%
						82,385

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Canopy	1935	84	C 100	923	Avq.	65%	100%	100%	600
Encl Frame Porch	1935	40	B 95	1,820	Avq+	75%	100%	100%	1,365
Patio	1960	234	D 100	1,668	Avq.	69%	100%	100%	1,151
Frame Shed	1935	228	D 100	1,200	Fair	42%	100%	100%	504
1.75 ST BARN....	1920	1711	C 100	80,579	Fair	42%	100%	100%	33,843
Encl Frame Porch	1935	77	B 95	3,141	Avq-	57%	100%	100%	1,790
Frame Garage	2011	324	B 95	11,747	Avq.	92%	100%	100%	10,807
1,060 SFLA									50,060

Acpt Land 52,300 **Accepted Bldg** 132,400 **Total** 184,700

Name: RUZYCKIJ, JOSEPH W

RUZYCKIJ, KATIE M

Map/Lot:

U12-005-A

Account: 2625 Card: 1 of 1

Location: 84 BEECHNUT HILL ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL

Topography Rolling

Utilities Drilled WellSeptic System

Street Paved

Sale Data

Sale Date 12/17/2015

Sale Price 27,000

Sale Type Land Only

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

FARM LAND 0 OPEN SPACE 0

Exemption(s) 50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adi	3,300.00	3,300	100%		3,300
7.50	Acres-Rear Land 1-10	2,000.00	15,000	100%		15,000
Total Acres 8.50			Land Total			51,300

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,120 Sqft	Grade C 100	Base	137,743
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,408
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	TYPICAL	TYPICAL	Average	Typical	141,151
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	129,859

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2016	676	C 100	18,771	Avq.	92%	100%	100%	17,269
Wood Deck	2016	158	C 100	1,762	Avq.	92%	100%	100%	1,621
1.25 ST GARAGE..	2020	576	C 100	25,531	Avq.	92%	100%	100%	23,489
1,680 SFLA									42,379
Outbuilding Total									42,379

Acpt Land 51,300 **Accepted Bldg** 172,200 **Total** 223,500

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adi	3,300.00	3,300	100%		3,300
4.50	Acres-Rear Land 1-10	2,000.00	9,000	100%		9,000
Total Acres 5.50			Land Total			45,300

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,434 Sqft	Grade D 100	Base	82,429
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,134
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,908
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Typical	73,203
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	67,347

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2018	78	D 100	1,556	Avq.	92%	100%	100%	1,432
Frame Shed	2018	96	D 100	506	Avq.	92%	100%	100%	466
Patio	2015	144	D 100	1,077	Avq.	92%	100%	100%	991
1,434 SFLA									2,889
Outbuilding Total									2,889

Acpt Land 45,300 **Accepted Bldg** 70,200 **Total** 115,500

Valuation Report

Map/Lot:

U12-006

Account: 1678 Card: 1 of 1

Location:

BATH ROAD

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 04/12/2021
Topography	Level	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B2742P0104
 Reference 2 U-12-006/00 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
1.00	Acres-Commercial Size Adj	15,000.00	15,000	100%		15,000
0.93	Acres-Commercial 1-20	15,000.00	13,950	100%		13,950
Total Acres 1.93					Land Total	163,950

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
PAVING.....	2005	50000	C 100	100,000	Avg.	91%	50%	100%	45,500	
Outbuilding Total									45,500	
Acpt Land		164,000	Accepted Bldg		45,500	Total			209,500	

Valuation Report

Map/Lot: U12-007

Account: 1679 Card: 1 of 1

Location: 416 BATH ROAD

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 04/12/2021
Topography	Level	Sale Price 65,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B2742P0104
 Reference 2 U-12-007/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
0.46	Acres-Commercial Size Adj	15,000.00	6,900	100%		6,900
					Land Total	141,900

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	1,116 Sqft	Grade C 105	Base		151,423
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-8,008
Rooms	7	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Below Average	Typical	143,415
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		72%	100%	100%
						103,259

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1980	330	C 105	11,692	Avq-	72%	100%	100%	8,418
Frame Garage	1980	624	D 100	15,125	Avq-	70%	100%	100%	10,588
Wood Deck	1980	70	C 100	864	Avq-	70%	100%	100%	605
Outbuilding Total									19,611

Acpt Land	141,900	Accepted Bldg	122,900	Total	264,800
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Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 08/18/2021
Topography	Level	Sale Price 325,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3470P0004 (04/05)
 Reference 2 U-12-008/00 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
1.00	Acres-Commercial Size Adj	15,000.00	15,000	100%		15,000
2.50	Acres-Commercial 1-20	15,000.00	37,500	100%		37,500
Total Acres 3.50						Land Total 187,500

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
MAN STEEL.....	1970	4738	C 100	142,430	Avq.	74%	75%	100%	79,048	
CANOPY GD.....	1970	240	C 100	5,546	Avq.	74%	75%	100%	3,078	
COV LOAD DOCK...	1970	840	C 100	16,859	Avq.	74%	75%	100%	9,357	
CANOPY GD.....	1970	405	C 100	9,360	Avq.	74%	75%	100%	5,194	
CANOPY GD.....	1970	405	C 100	9,360	Avq.	74%	75%	100%	5,194	
Frame Garage	2014	240	C 100	8,839	Avq.	92%	100%	100%	8,132	
Outbuilding Total									110,003	
Accpt Land		187,500	Accepted Bldg		110,000			Total		297,500

WISCASSET
 Name: WIZ REALTY, LLC.

Valuation Report

09/13/2022

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Map/Lot:

U12-008-A

Location:

BATH ROAD

Account: 1683 Card: 1 of 1

Neighborhood U.S. RTE 1
 Zoning/Use COMMERCIAL
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 04/12/2021
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B2742P0104 10/01
 Reference 2 U-12-008/A0 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
1.00	Acres-Commercial Size Adj	15,000.00	15,000	100%		15,000
1.80	Acres-Commercial 1-20	15,000.00	27,000	100%		27,000
Total Acres 2.80					Land Total	177,000

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
PAVING.....	2005	30000	C 100	60,000	Avq.	91%	50%	100%	27,300	
Outbuilding Total									27,300	
Acpt Land		177,000		Accepted Bldg		27,300		Total	204,300	

WISCASSET

Valuation Report

09/13/2022

Name: AVERILL, WAYNE E J/T

Page 2263

AVERILL, PEGGY F

Map/Lot:

U13-001

Account: 1684 Card: 1 of 1

Location:

407 BATH ROAD

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 01/14/2014
Topography	Level	Sale Price 0
Utilities	Public Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4753P035
 Reference 2 U-13-001/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
1.00	Acres-Commercial Size Adj	15,000.00	15,000	100%		15,000
0.03	Acres-Commercial Prime	150,000	4,500	100%		4,500
Total Acres 1.03					Land Total	154,500

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
LODGE.....	1970	1092	D 100	55,556	Avq.	74%	100%	100%	41,111	
BSMT UNFINISHED.	0	1092	D 100	10,640	Avq.	65%	80%	100%	5,533	
							Outbuilding Total		46,644	
Accpt Land		154,500		Accepted Bldg		46,600		Total		201,100

Valuation Report

Account: 1685 Card: 1 of 1

Location: 415 BATH ROAD

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 12/01/2000
Topography	Below Street	Sale Price 31,000
Utilities	Public Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2631P0194
Reference 2 U-13-001/A0 0000000000
Tran/Land/Bldg 6 1 2
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	5,000.00	5,000	100%		5,000
0.03	Acres-Rear Land 1-10	2,000.00	60	100%		60
Total Acres 1.03					Land Total	50,060

Dwelling Description				Replacement Cost New		
Other	One Story	396 Sqft	Grade E 100	Base		23,034
Exterior	T-111	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
						0
Foundation	Concrete Slab	Basement	None	Basement		-3,121
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-1,144
Rooms	0	HEARTH				
Bedrooms	1	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Typical	18,769
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	17,267

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
SLAB.....	1985	980	C 100	2,450	Avq.	81%	100%	100%	1,984
Frame Shed	2018	288	C 100	1,763	Avq.	92%	100%	100%	1,622
396 SFLA									
Outbuilding Total									3,606

Acpt Land	50,100	Accepted Bldg	20,900	Total	71,000
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Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
Topography Level
Utilities All Public
Street Paved

Reference 1 B1591P0122
Reference 2 U-13-002/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.01	Acres-Rear Land 1-10	2,000.00	20	100%		20
Total Acres 1.01						Land Total 33,020

Dwelling Description

Replacement Cost New

Ranch	One Story	1,496 Sqft	Grade C 105	Base	146,988
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	3,744
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,361
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1975	0	TYPICAL	TYPICAL	Average	Typical	156,093		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		
OTHER.....		Location		79%	80%	80%		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Open Frame Porch	1975	160	C 105	3,642	Avg.	79%	80%	80%
1,496 SFLA							Outbuilding Total	1,842

Acpt Land 33,000 **Accepted Bldg** 80,800 **Total** 113,800

Neighborhood U.S. RTE 1

Zoning/Use COMMERCIAL
Topography Level
Utilities All Public
Street Paved

Reference 1 B1517P0153
Reference 2 U-13-002/A0 0000000000
Tran/Land/Bldg 1 2 12
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
1.00	Acres-Commercial Size Adj	15,000.00	15,000	100%		15,000
1.06	Acres-Commercial Prime	150,000	159,000	100%		159,000
Total Acres 2.06					Land Total	309,000

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
WAREHOUSE WD....	1975	8616	C 100	378,415	Avq.	76%	75%	100%	215,696
WAREHOUSE WD....	1975	5800	C 100	254,736	Avq.	76%	75%	100%	145,199
Open Frame Porch	1975	242	C 100	5,130	Avq.	76%	75%	100%	2,924
WAREHOUSE WD....	1975	3742	C 100	164,349	Avq.	76%	75%	100%	93,679
WAREHOUSE WD....	1975	1920	C 100	84,326	Avq.	76%	75%	100%	48,066
LOAD DOCK.....	1975	80	C 100	913	Avq.	76%	75%	100%	520
PAVING.....	1975	9600	C 100	19,200	Avq-	67%	50%	100%	6,432
								Outbuilding Total	512,516
Acpt Land		309,000	Accepted Bldg		512,500	Total		821,500	

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 10/01/1993
Topography	Rolling	Sale Price 88,500
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3991P0179
 Reference 2 U-13-003/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
0.66	Acres-HS Size Adj	3,000.00	1,980	100%		1,980
Total Acres 0.66					Land Total	31,980

Dwelling Description				Replacement Cost New		
Raised Ranch	One Story	966 Sqft	Grade C 105	Base		92,201
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	725 Sqft, Grade C	Basement Gar	None	Fin Bsmt		33,899
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	5	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1974	0	TYPICAL	TYPICAL	Average	Typical	126,100				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	79%	100%	100%	99,619					
Outbuildings/Additions/Improvements						Percent Good				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
1SFr Overhang	1974	36	C 105	2,372	Avq.	79%	100%	100%	1,874	
Frame Shed	1974	64	C 100	392	Avq-	67%	100%	100%	263	
Frame Shed	1974	216	D 100	1,137	Avq-	67%	100%	100%	762	
AB.GR. POOL.....	1998	1	C 100	1,000	Avq.	99%	100%	100%	990	
Wood Deck	1999	272	C 100	2,924	Avq.	88%	100%	100%	2,573	
Wood Deck	1999	648	C 100	6,760	Avq.	88%	100%	100%	5,949	
1,002 SFLA						Outbuilding Total			12,411	
Acpt Land		32,000		Accepted Bldg		112,000		Total		144,000

Name: LITTLEFIELD, JOEL S

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LITTLEFIELD, MICAH J

Map/Lot:

U13-004

Account: 1689 Card: 1 of 1

Location: 24 PINEWOOD DRIVE

Neighborhood: SOUTHWEST

Zoning/Use: RESIDENTIAL
Topography: Above Street
Utilities: All Public
Street: Paved

Sale Data
Sale Date: 07/07/2021
Sale Price: 220,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B2718P0298
Reference 2: U-13-004/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 108

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value (30,000.00) and 0.57 Acres-HS Size Adj (3,000.00).

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Raised Ranch (87,811), Exterior (0), Dwelling Units (0), Foundation (0), Fin. Basement Area (32,730), Heating (0), Rooms (0), Bedrooms (0), Baths (3,578), Attic (0), FirePlaces (0), Insulation (0), Unfin. Living Area (0).

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1975, 0, TYPICAL, TYPICAL, Average, Typical, 124,119.

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value, Rcnd. Rows include 1SFr Overhang (1,770), Frame Shed (328), ONE STORY FRAME (8,488), Unfin Basement (541), 1,234 SFLA (11,127).

Summary row: Acpt Land 31,700 Accepted Bldg 109,200 Total 140,900

Name: WERNER, ETHAN K J/T

NEIN, SARAH K

Map/Lot:

U13-005

Account: 1690 Card: 1 of 1

Location: 30 PINEWOOD DRIVE

Neighborhood: SOUTHWEST

Zoning/Use: RESIDENTIAL
Topography: Level
Utilities: All Public
Street: Paved

Sale Data
Sale Date: 02/04/2009
Sale Price: 110,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B4109P0108 B4711P0233
Reference 2: U-13-005/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 0 50 0 Land Schedule 108

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.57 Acres-HS Size Adj, and Total Acres 0.57.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1972, 0 TYPICAL, TYPICAL, Average, Typical, 120,679.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 78%, 100%, 100%, 94,130.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck, Frame Garage, 1 Story/BASEMENT, 1,508 SFLA.

Acpt Land 31,700 Accepted Bldg 108,700 Total 140,400

Name: CARON, TIMOTHY R

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CARON, TINA M

Map/Lot:

U13-006

Account: 1691 Card: 1 of 1

Location:

36 PINWOOD DRIVE

Neighborhood: SOUTHWEST

Zoning/Use: RESIDENTIAL
Topography: SteepAbove Street
Utilities: Drilled WellPublic Sewer
Street: Paved

Reference 1: B1334P0306
Reference 2: U-13-006/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 0 50 0 Land Schedule 108

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Colonial, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck, Encl Frame Porch, Frame Shed, Frame Shed, 1,344 SFLA, and Outbuilding Total.

Summary row: Acpt Land 33,000 Accepted Bldg 81,400 Total 114,400

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 09/01/2009
Topography	RollingAbove Street	Sale Price 256,500
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B4197P0172
Reference 2	U-13-006/A0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	6 50 0 Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.01	Acres-Rear Land 1-10	2,000.00	20	100%		20
Total Acres 1.01						Land Total 33,020

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	1,288 Sqft	Grade C 105	Base		178,256
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	700 Sqft, Grade D	Basement Gar	None	Fin Bsmt		26,808
Heating	100% Floor/Wall	Cooling	0% None	Heat		-9,242
Rooms	6	HEARTH		HEARTHS		0
Bedrooms	3	Add Fixtures	0			
Baths	3	Half Baths	0	Plumbing		7,157
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,361
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Average	Typical	208,340
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		79%	100% 100%	164,589

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
UA/Fr/B	1974	240	C 105	19,931	Avq.	79%	100%	100%	15,745
ONE STORY FRAME	1974	142	C 105	9,358	Avq.	79%	100%	100%	7,393
Open Frame Porch	1974	45	C 105	1,197	Avq.	79%	100%	100%	946
2 STORY GARAGE	1974	720	C 105	34,443	Avq.	79%	100%	100%	27,210
Canopy	1974	288	C 105	3,123	Avq.	79%	100%	100%	2,467
Frame Shed	1974	64	C 100	392	Avq.	76%	100%	100%	298
Frame Shed	1974	64	C 100	392	Avq.	76%	100%	100%	298
Frame Shed	1974	30	C 100	184	Avq.	76%	100%	100%	140
Swimming Pool	1990	1	C 100	5,779	Avq.	84%	100%	100%	4,854
Encl Frame Porch	2012	147	C 105	5,418	Avq.	92%	100%	100%	4,985
2,396 SFLA									
Outbuilding Total									64,336

Acpt Land	33,000	Accepted Bldg	228,900	Total	261,900
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WISCASSET
 Name: PULK, BRYAN J/T
 PULK, THERESIA

Valuation Report

09/13/2022

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Account: 1693 Card: 1 of 1

Map/Lot: U13-007
 Location: 29 PINWOOD DRIVE

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 10/17/2014
Topography	Below Street	Sale Price 152,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4830P0063
 Reference 2 U-13-007/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
0.53	Acres-HS Size Adj	3,000.00	1,590	100%		1,590
Total Acres 0.53						Land Total 31,590

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,144 Sqft	Grade C 105	Base		114,651
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	5	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	114,651
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		78%	100% 100%	89,428

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1972	168	C 105	1,957	Avq.	78%	100%	100%	1,526
Frame Garage	1972	480	C 100	14,307	Avq.	75%	100%	100%	10,730
Frame Shed	2021	81	C 100	496	Avq.	92%	100%	100%	456
1,144 SFLA						Outbuilding Total			12,712

Acpt Land 31,600 **Accepted Bldg** 102,100 **Total** 133,700

Valuation Report

Map/Lot: U13-008

Account: 1694 Card: 1 of 1

Location: 25 PINEWOOD DRIVE

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 10/04/2004
Topography	Below Street	Sale Price 138,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B3442P0320 (02/05)
 Reference 2 U-13-008/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
0.51	Acres-HS Size Adj	3,000.00	1,530	100%		1,530
Total Acres 0.51						Land Total 31,530

Dwelling Description				Replacement Cost New		
Ranch	One Story	960 Sqft	Grade C 105	Base		94,324
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	768 Sqft, Grade C	Basement Gar	None	Fin Bsmt		35,910
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	4	HEARTH		HEARTHS		0
Bedrooms	2	Add Fixtures	0			0
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1978	0	TYPICAL	TYPICAL	Average	Typical	130,234	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		80%	100%	100%	104,187

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1978	144	D 100	1,392	Avq-	69%	100%	100%	960
Frame Garage	1978	440	C 100	13,395	Avq.	78%	100%	100%	10,448
Frame Shed	1978	64	D 100	337	Avq.	78%	100%	100%	263
Swimming Pool	1978	1	C 100	5,779	Avq.	99%	40%	100%	2,288
960 SFLA									Outbuilding Total 13,959

Acpt Land 31,500 **Accepted Bldg** 118,100 **Total** 149,600

Name: SUTTER, CALVIN

SUTTER, DENISE

Map/Lot:

U13-009

Account: 1695 Card: 1 of 1

Location:

15 PINWOOD DRIVE

Neighborhood: SOUTHWEST

Zoning/Use: RESIDENTIAL
Topography: Level
Utilities: All Public
Street: Paved

Reference 1: B1203P0227
Reference 2: U-13-009/00 0000000000
Tran/Land/Bldg: 6 1 2
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
0.48	Acres-HS Size Adj	3,000.00	1,440	100%		1,440
Total Acres 0.48						31,440
						Land Total

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1974	14X60	C 100	80,064	Avq.	50%	50%	100%	20,016
ONE STORY FRAME	1974	560	D 100	30,226	Avq-	67%	100%	100%	20,251
Frame Garage	1974	308	C 100	10,388	Fair	54%	100%	100%	5,610
Open Frame Porch	1974	24	D 100	615	Avq-	67%	100%	100%	412
Wood Deck	2012	48	C 100	640	Avq.	92%	100%	100%	589
1,400 SFLA									46,878
									Outbuilding Total

Acpt Land	31,400	Accepted Bldg	46,900	Total	78,300
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Valuation Report

Map/Lot: U13-010

Account: 1696 Card: 1 of 1

Location: 148 BEECHNUT HILL ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
 Topography Level
 Utilities Drilled WellPublic Sewer
 Street Paved

Sale Data
 Sale Date 09/13/2013
 Sale Price 50,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4711P0171
 Reference 2 U-13-010/00 0000000000
 Tran/Land/Bldg 9 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
0.92	Acres-HS Size Adj	3,000.00	2,760	100%		2,760
					Land Total	32,760

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12' Mobile Home	1976	12X60	C 100	68,717	Avq.	50%	50%	100%	17,179
Encl Frame Porch	1976	96	C 100	3,495	Avq.	50%	50%	100%	874
Frame Garage	1976	660	D 100	15,830	Avq-	68%	100%	100%	10,764
720 SFLA									28,817
Accpt Land	32,800		Accepted Bldg	28,800			Total	61,600	

Name: CURTIS, WENDY D J/T

CURTIS, THOMAS B. & DIANE A.

Map/Lot:

U13-011

Account: 1697 Card: 1 of 1

Location: 154 BEECHNUT HILL ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
Topography Above Street
Utilities Public Sewer
Street Paved

Sale Data
Sale Date 09/01/2009
Sale Price 105,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4195P0251
Reference 2 U-13-011/00 0000000000
Tran/Land/Bldg 1 1 2
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 108

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value and Acres-HS Size Adj.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Lists various structures like Mobile Home, Porch, Deck, Shed, Garage.

Accpt Land 32,000 Accepted Bldg 59,700 Total 91,700

Valuation Report

Map/Lot: U13-012

Account: 1698 Card: 1 of 1

Location: 162 BEECHNUT HILL ROAD

Neighborhood: SOUTHWEST
 Zoning/Use: RESIDENTIAL
 Topography: Above Street
 Utilities: Public Sewer
 Street: Paved

Sale Data
 Sale Date: 06/08/2006
 Sale Price: 116,000
 Sale Type: Mobile Home
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B3688P0062 B3696P0203
 Reference 2: U-13-012/00 0000000000
 Tran/Land/Bldg: 1 1 2
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 0 50 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.18	Acres-Rear Land 1-10	2,000.00	360	100%		360
Total Acres 1.18					Land Total	33,360

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	2000	14X48	B 100	76,824	Avq.	77%	100%	100%	58,898
Frame Garage	2000	576	D 100	14,184	Avq-	79%	100%	100%	11,205
672 SFLA						Outbuilding Total			70,103
Accpt Land		33,400	Accepted Bldg		70,100	Total			103,500

Name: APCZYNSKI, JOHN V

APCZYNSKI, M. ELAINE

Map/Lot:

U13-013

Account: 1699 Card: 1 of 1

Location: 43 PINWOOD DRIVE

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 12/06/2019
 Sale Price 172,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4253P0181
 Reference 2 U-13-013/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.90	Acres-Rear Land 1-10	2,000.00	1,800	100%		1,800
Total Acres 1.90					Land Total	34,800

Dwelling Description

Replacement Cost New

Colonial	Two Story	936 Sqft	Grade C 105	Base	154,152
Exterior	ALUM/VINYL	Masonry Trim	288Sqft	Trim	1,288
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,386
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,361
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1970	0	TYPICAL	TYPICAL	Average	Typical	163,187			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		77%	100% 100%	125,654			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1970	84	C 105	5,536	Avq.	77%	100%	100%	4,263
Wood Deck	1970	80	C 105	1,014	Avq.	77%	100%	100%	781
Open Frame Porch	1970	256	C 105	5,684	Avq.	77%	100%	100%	4,377
Frame Garage	1970	546	C 105	16,600	Avq.	77%	100%	100%	12,782
1,956 SFLA									Outbuilding Total 22,203

Acpt Land 34,800 **Accepted Bldg** 147,900 **Total** 182,700

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 07/01/1999
Topography	Above Street	Sale Price 104,000
Utilities	Public Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B2482P0079		
Reference 2	U-13-014/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
0.68	Acres-HS Size Adj	3,000.00	2,040	100%		2,040
Total Acres 0.68					Land Total	32,040

Dwelling Description				Replacement Cost New		
Ranch	One Story	960 Sqft	Grade C 105	Base		94,324
Exterior	COMPOSITION	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt		3,744
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	5	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	98,068
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		77%	100% 100%	75,512

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Wood Deck	1970	320	C 105	3,585	Avq.	77%	100%	100%	2,760	
1 Story/BASEMENT	2020	360	C 105	28,006	Avq.	92%	100%	100%	25,766	
Wood Deck	2020	128	C 105	1,529	Avq.	92%	100%	100%	1,407	
Frame Shed	2016	96	C 100	588	Avq.	92%	100%	100%	541	
1,320 SFLA									Outbuilding Total	30,474

Acpt Land	32,000	Accepted Bldg	106,000	Total	138,000
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Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 04/25/2018
Topography	Level	Sale Price 116,000
Utilities	Public Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B4670P0074		
Reference 2	U-13-015/00 0000000000		
Tran/Land/Bldg	1	1	11
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
1.10	Acres-Rear Land 1-10	2,000.00	2,200	100%		2,200
Total Acres 2.10			Land Total			35,200

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,232 Sqft	Grade C 105	Base	121,049
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-3,674
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1974	0	TYPICAL	TYPICAL	Average	Typical	117,375			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		79%	100%	100%	92,726		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ENC.PORCH/BSMT	1974	240	C 105	11,462	Avq.	79%	100%	100%	9,055
Wood Deck	1974	120	C 105	1,443	Avq.	79%	100%	100%	1,140
Frame Garage	1974	576	C 100	16,493	Avq.	76%	100%	100%	12,535
1,232 SFLA									
Outbuilding Total									22,730
Acpt Land		35,200		Accepted Bldg		115,500		Total	150,700

Name: ELLIS, ANDREA L J/T

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MCNULTY, REBECCA L

Map/Lot:

U13-016

Account: 1702 Card: 1 of 1

Location: 182 BEECHNUT HILL ROAD

Neighborhood: SOUTHWEST

Zoning/Use: RESIDENTIAL
Topography: Above Street
Utilities: Public Sewer
Street: Paved

Sale Data
Sale Date: 06/11/2004
Sale Price: 167,500
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B3312P0082 (06/04)
Reference 2: U-13-016/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 108

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value and 0.95 Acres-HS Size Adj.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1975, 0, TYPICAL, TYPICAL, Average, Typical, 118,188.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 79%, 100%, 100%, 93,369.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck, ONE STORY FRAME, Frame Shed, Frame Garage, 1,624 SFLA.

Acpt Land 32,900 Accepted Bldg 119,800 Total 152,700

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
Topography Rolling
Utilities All Public
Street Paved

Reference 1 B2371P0001
Reference 2 U-13-017/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 11 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
1.90	Acres-Rear Land 1-10	2,000.00	3,800	100%		3,800
Total Acres 2.90					Land Total	36,800

Dwelling Description

Replacement Cost New

Ranch	One Story	1,040 Sqft	Grade B 95	Base	106,320
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,241
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,578
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	113,139
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		79%	100% 100%	89,380

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1975	340	B 95	3,953	Avq.	79%	100%	100%	3,123
ONE STORY FRAME	1975	190	B 95	13,027	Avq.	79%	100%	100%	10,291
1.25 ST GARAGE..	1975	576	B 95	27,893	Avq.	79%	100%	100%	22,035
Frame Shed	1975	48	B 95	321	Avq.	79%	100%	100%	254
Swimming Pool	1975	1	C 100	5,779	Avq.	99%	100%	100%	5,721
1,230 SFLA						Outbuilding Total			41,424

Acpt Land	36,800	Accepted Bldg	130,800	Total	167,600
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Name: STAUFF, RUTH

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KOMIEGA, EMILY R

Map/Lot: U13-018

Account: 1704 Card: 1 of 1

Location: 196 BEECHNUT HILL ROAD

Neighborhood SOUTHWEST
Zoning/Use RESIDENTIAL
Topography Level
Utilities Public Sewer
Street Paved

Sale Data
Sale Date 03/06/2019
Sale Price 210,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2725P0094
Reference 2 U-13-018/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 108

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Quantity, Grade/Condition, Replacement Cost, Value. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Summary table for Dwelling Condition with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Values include 1975, 0, TYPICAL, TYPICAL, Average, Typical, 110,365.

Table for Outbuildings/Additions/Improvements with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Wood Deck, Encl Frame Porch, Frame Garage, and Frame Shed.

Acpt Land 34,700 Accepted Bldg 106,400 Total 141,100

Account: 2525 Card: 1 of 1

Location: 202 BEECHNUT HILL ROAD

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 03/24/2010
Topography	Level	Sale Price 30,000
Utilities	All PublicPublic Water	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4262P0145
Reference 2 U-13-019
Tran/Land/Bldg 0 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.02	Acres-Rear Land 1-10	2,000.00	40	100%		40
Total Acres 1.02						Land Total 33,040

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,008 Sqft	Grade C 100	Base	123,968
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2010	0	TYPICAL	TYPICAL	Average	Typical	123,968			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	92%	100%	100%	114,051				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2012	364	C 100	3,863	Avq.	92%	100%	100%	3,554
1.50 ST BARN....	2013	400	C 100	18,506	Avq.	92%	100%	100%	17,026
Frame Shed	2013	100	C 100	612	Avq.	92%	100%	100%	563
1,512 SFLA									
Outbuilding Total									21,143
Accpt Land		33,000	Accepted Bldg		135,200	Total		168,200	

WISCASSET
 Name: PIERCE, SEAN P
 IVERSON, HEIDI L.

Valuation Report

09/13/2022

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Map/Lot:

U13-019-A

Account: 1706 Card: 1 of 1

Location:

8 CLOVER LANE

Neighborhood SOUTHWEST
 Zoning/Use RESIDENTIAL
 Topography Level
 Utilities Public Sewer
 Street Paved

Sale Data
 Sale Date 06/28/2019
 Sale Price 46,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Foreclosure

Reference 1 B4043P0152
 Reference 2 U-13-019/A0 0000000000
 Tran/Land/Bldg 1 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
Total Acres 1.00						Land Total 33,000

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,482 Sqft	Grade D 100	Base	85,188
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-17,193
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal	SFLA	1,482	Insulation	-1,810
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Fair	Typical	69,116
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Deferred Maintenance		None		64%	50%	100%
						Value(Rcnd)
						22,117

Acpt Land 33,000 **Accepted Bldg** 22,100 **Total** 55,100

Valuation Report

Account: 1705 Card: 1 of 1

Location: 11 CLOVER LANE

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 12/03/2012
Topography	LevelLevel	Sale Price 84,000
Utilities	Public Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4601P0123
 Reference 2 U-13-019/B0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.02	Acres-Rear Land 1-10	2,000.00	40	100%		40
Total Acres 1.02					Land Total	33,040

Dwelling Description				Replacement Cost New	
Double Wide	One Story	1,134 Sqft	Grade D 100	Base	65,184
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,386
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Unknown	SFLA	1,134	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2006	0	TYPICAL	TYPICAL	Average	Typical	57,729	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcld)
None		None		92%	100%	100%	53,111
Acpt Land		33,000	Accepted Bldg		53,100	Total	86,100

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B0700P0202
Reference 2 U-13-020/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
2.86	Acres-Rear Land 1-10	2,000.00	5,720	100%		5,720
Total Acres 3.86						Land Total 38,720

Dwelling Description

Replacement Cost New

Colonial	Two Story	816 Sqft	Grade B 95	Base	139,828
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,578
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	TYPICAL	TYPICAL	Average	Typical	147,888
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		77%	100% 100%	113,874

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1971	168	B 95	6,387	Avq.	77%	100%	100%	4,918
1/2S AD/GAR.....	1971	624	B 95	30,333	Avq.	77%	100%	100%	23,356
Finished Attic	1971	168	B 95	2,948	Avq.	77%	100%	100%	2,270
Outbuilding Total									30,544

Accpt Land 38,700 **Accepted Bldg** 144,400 **Total** 183,100

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
 Topography Rolling
 Utilities Public Sewer
 Street Paved

Reference 1 B0902P0114
 Reference 2 U-13-021/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 54 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
0.58	Acres-HS Size Adj	3,000.00	1,740	100%		1,740
Total Acres 0.58						31,740

Dwelling Description

Replacement Cost New

Colonial	Two Story	960 Sqft	Grade B 95	Base	164,504
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,205
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1973	0	TYPICAL	TYPICAL	Average	Typical	170,709	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		78%	100%	100%	133,153

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1973	216	B 95	2,571	Avq.	78%	100%	100%	2,005
Frame Garage	1973	236	B 95	9,557	Avq.	78%	100%	100%	7,454
Frame Garage	1973	480	C 100	14,307	Avq.	75%	100%	100%	10,730
Frame Shed	1973	200	C 100	1,224	Avq.	75%	100%	100%	918
Encl Frame Porch	2005	120	C 105	4,492	Avq.	91%	100%	100%	4,088
Open Frame Porch	1973	32	B 95	959	Avq.	78%	100%	100%	748
Frame Shed	2010	140	C 100	857	Avq.	92%	100%	100%	788
1,920 SFLA									26,731

Acpt Land	31,700	Accepted Bldg	159,900	Total	191,600
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WISCASSET
 Name: WEST, GLENWOOD L
 WEST, JANET G

Valuation Report

09/13/2022

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Account: 1709 Card: 1 of 1

Map/Lot: U13-022
 Location: 189 BEECHNUT HILL ROAD

Neighborhood: SOUTHWEST

Zoning/Use: RESIDENTIAL
 Topography: Below Street
 Utilities: Public Sewer
 Street: Paved

Reference 1: B1162P0147
 Reference 2: U-13-022/00 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 0 50 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
0.58	Acres-HS Size Adj	3,000.00	1,740	100%		1,740
					Land Total	31,740

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade B 95	Base	98,142
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	672 Sqft, Grade B	Basement Gar	1 CAR	Fin Bsmt	36,589
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1971	0	TYPICAL	TYPICAL	Average	Typical	134,731		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)		
None		None		77%	100% 100%	103,743		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Wood Deck	1971	240	B 100	2,988	Avq.	77%	100%	100%
Frame Garage	2002	480	C 100	14,307	Avq.	90%	100%	100%
960 SFLA							Outbuilding Total	15,177

Acpt Land 31,700 **Accepted Bldg** 118,900 **Total** 150,600

WISCASSET
 Name: COLE, HENRY JAMES
 COLE, DONNA M

Valuation Report

09/13/2022

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Account: 1710 Card: 1 of 1

Map/Lot: U13-023
 Location: 185 BEECHNUT HILL ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
 Topography Level
 Utilities Public Sewer
 Street Paved

Reference 1 B2126P0260
 Reference 2 U-13-023/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
0.58	Acres-HS Size Adj	3,000.00	1,740	100%		1,740
					Land Total	31,740

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 105	Base	94,324
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	192 Sqft, Grade D	Basement Gar	None	Fin Bsmt	7,353
Heating	100% Electric	Cooling	0% None	Heat	-2,863
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	TYPICAL	TYPICAL	Below Average	Typical	98,814
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		69%	100%	100%
						Value Rcnld
						68,182

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
CARPORT.....	1973	288	C 105	3,914	Avq-	69%	100%	100%	2,701
Wood Deck	2000	200	C 100	2,190	Avq-	79%	100%	100%	1,730
Wood Deck	2011	40	C 100	558	Avq.	92%	100%	100%	513
Frame Shed	2013	96	B 100	676	Avq.	92%	100%	100%	622
Frame Shed	2013	80	B 100	564	Avq.	92%	100%	100%	519
Outbuilding Total									6,085

Acpt Land 31,700 **Accepted Bldg** 74,300 **Total** 106,000

WISCASSET
 Name: SHOWSTEAD, JOYCE

Valuation Report

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Map/Lot: U13-024

Account: 1711 Card: 1 of 1

Location: BEECHNUT HILL ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
 Topography Level
 Utilities All Public
 Street Paved

Sale Data	
Sale Date	06/04/2004
Sale Price	30,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B3302P0094 (06/04)

Reference 2 U-13-024/00 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
0.58	Acres-HS Size Adj	3,000.00	1,740	100%		1,740
Total Acres 0.58					Land Total	31,740

Acpt Land	31,700	Accepted Bldg	0	Total	31,700
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WISCASSET
 Name: WEST, GLENWOOD L
 WEST, JANET G

Valuation Report

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Account: 1712 Card: 1 of 1

Map/Lot:
 Location:

U13-025
 BEECHNUT HILL ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B1162P0147
 Reference 2 U-13-025/00 0000000000

Tran/Land/Bldg 6 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	50%	Access	15,000
0.58	Acres-HS Size Adj	3,000.00	1,740	100%		1,740
Total Acres 0.58					Land Total	16,740

Acpt Land	16,700	Accepted Bldg	0	Total	16,700
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WISCASSET
 Name: BARNES, ANTHONY S

Valuation Report

09/13/2022

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Map/Lot: U13-027

Account: 1714 Card: 1 of 1

Location: BEECHNUT HILL ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B1256P0142
 Reference 2 U-13-027/00 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	50%	Access	15,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.19	Acres-Rear Land 1-10	2,000.00	380	100%		380
Total Acres 1.19					Land Total	18,380

Accpt Land	18,400	Accepted Bldg	0	Total	18,400
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Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
Topography Rolling
Utilities Septic SystemDrilled Well
Street Gravel

Reference 1 B1024P0169
Reference 2 U-13-028/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.45	Acres-Rear Land 1-10	2,000.00	900	100%		900
Total Acres 1.45						Land Total 33,900

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One Story WOOD SHINGLE 1 OTHER Units-0	320 Sqft Masonry Trim Roof Cover	Grade C 95 None Asphalt Shingles	Base Trim Roof	27,092 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	100% None	Heat	-863
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	1,491
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1981	0	TYPICAL	TYPICAL	Average	Typical	27,720			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		82%	100% 100%	22,730			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1981	64	C 95	2,328	Avq.	82%	100%	100%	1,909
1 Story/BASEMENT	1981	200	C 95	14,077	Avq.	82%	100%	100%	11,543
1.75 Story/BSMT	1981	160	C 95	15,552	Avq.	82%	100%	100%	12,753
Frame Shed	2003	112	C 100	685	Avq.	90%	100%	100%	616
800 SFLA									
Outbuilding Total									26,821

Acpt Land 33,900 **Accepted Bldg** 49,600 **Total** 83,500

Neighborhood SOUTHWEST
Zoning/Use RESIDENTIAL
Topography Below Street
Utilities Public Sewer
Street Paved

Sale Data
Sale Date 05/23/2001
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1 B3026P0029 (03/03)
Reference 2 U-13-030/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
2.07	Acres-Rear Land 1-10	2,000.00	4,140	100%		4,140
Total Acres 3.07					Land Total	37,140

Dwelling Description

Replacement Cost New

Modern/Contemp.	One & 3/4 Story	286 Sqft	Grade C 105	Base	38,806
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,050
Rooms	5	HEARTH		HEARTH	0
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	36,756
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						31,243
None						
Phys. %						85%
85%						
Func. %						100%
100%						
Econ. %						100%
100%						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1990	108	C 105	7,117	Avq.	85%	100%	100%	6,049
1 Story/BASEMENT	1990	342	C 105	26,606	Avq.	85%	100%	100%	22,615
Encl Frame Porch	1990	24	C 105	1,201	Avq.	85%	100%	100%	1,021
1 Story/BASEMENT	1990	52	C 105	4,046	Avq.	85%	100%	100%	3,439
Wood Deck	1990	256	C 105	2,899	Avq.	85%	100%	100%	2,464
Shed.....	1990	128	B 100	900	Avq-	74%	100%	100%	666
1,002 SFLA									36,254

Acpt Land	37,100	Accepted Bldg	67,500	Total	104,600
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Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
 Topography Level
 Utilities All Public
 Street Paved

Reference 1
 Reference 2 U-13-030/A
 Tran/Land/Bldg 0 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 10 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Base Homesite Value	30,000.00	120,000	100%		120,000
1.00	Acres-HS Size Adi	3,000.00	3,000	100%		3,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
1.50	Acres-Rear Land 11-20	1,000.00	1,500	100%		1,500
Total Acres 12.50						Land Total
						144,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld		
						Phy	Func	Econ			
CHURCH AV.....	1979	4190	C 100	734.633	Ava.	78%	100%	100%	573,014		
FIN. BASEMENT	0	4190	C 100	211.176	Ava.	65%	100%	100%	137,264		
Open Frame Porch	0	154	C 100	3,348	C Gr	65%	100%	100%	2,176		
Open Frame Porch	0	60	C 100	1,444	C Gr	65%	100%	100%	939		
Frame Shed	0	108	C 100	661	C Gr	65%	100%	100%	430		
MH OPEN PORCH...	0	720	C 100	7,200	Ava.	65%	100%	100%	4,680		
WAREHOUSE WD....	0	429	C 100	18,842	Ava.	65%	100%	100%	12,247		
Open Frame Porch	0	600	B 100	14,236	Ava.	65%	100%	100%	9,253		
PAVING.....	0	15000	C 100	30,000	Ava-	57%	50%	100%	8,550		
ONE STORY FRAME	2016	544	D 100	29,361	Ava.	92%	100%	100%	27,012		
544 SFLA									775,565		
Acpt Land						144,500	Accepted Bldg		775,600	Total	920,100

WISCASSET
 Name: BIBLE BAPTIST CHURCH
 OF WISCASSET

Valuation Report

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Account: 1718 Card: 1 of 1

Map/Lot: U13-030-A1
 Location: 143 BEECHNUT HILL ROAD

Neighborhood: SOUTHWEST

Zoning/Use: RESIDENTIAL C
 Topography: Level
 Utilities: All Public
 Street: Paved

Reference 1: B1016P0019
 Reference 2: U-13-030/A0 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 9 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
Total Acres 1.00						33,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,092 Sqft	Grade C 105	Base	107,293
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	107,293
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		79%	100% 100%	84,761
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Wood Deck	1975	144	C 105	1,700	Avq.	1,343
1,092 SFLA						1,343

Acpt Land 33,000 **Accepted Bldg** 86,100 **Total** 119,100

Account: 1719 Card: 1 of 1

Location: 165 BEECHNUT HILL ROAD

Neighborhood: SOUTHWEST

Zoning/Use: RESIDENTIAL
Topography: Below Street
Utilities: Public Sewer/Drilled Well
Street: Paved

Sale Data
Sale Date: 03/06/2020
Sale Price: 0
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Related Parties

Reference 1: B3374P0095 (10/04)
Reference 2: U-13-030/B0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): 50 0 0 Land Schedule: 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.08	Acres-Rear Land 1-10	2,000.00	160	100%		160
Total Acres 1.08						Land Total: 33,160

Dwelling Description

Replacement Cost New

Ranch	One Story	1,056 Sqft	Grade B 95	Base	107,956
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,723
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1981	2005	GOOD	TYPICAL	Above Average	Typical	111,679
Functional Obsolescence						Value(Rcld)
None						
Economic Obsolescence						98,278
None						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld
1 STORY GARAGE..	1981	1344	B 95	37,132	Avq+	88%	100%	100%	32,676
Canopy	1981	28	B 95	394	Avq+	88%	100%	100%	347
Wood Deck	1981	50	B 95	721	Avq+	88%	100%	100%	634
Wood Deck	2005	256	B 95	3,016	Avq+	88%	100%	100%	2,654
1 Story/BASEMENT	2005	120	B 95	9,714	Avq+	88%	100%	100%	8,548
Open Frame Porch	2005	168	B 95	3,967	Avq+	88%	100%	100%	3,491
ONE STORY FRAME	2005	320	B 95	21,940	Avq+	88%	100%	100%	19,307
Frame Shed	2015								600
1,496 SFLA				----- S O U N D V A L U E -----					
Outbuilding Total									68,257

Acpt Land 33,200 **Accepted Bldg** 166,500 **Total** 199,700

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 05/02/2008
Topography	Rolling	Sale Price 0
Utilities	Drilled WellSeptic System	Sale Type Land Only
Street	Private	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B3663P0308 B3999P0186
 Reference 2 U-13-031/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	95%	Access	28,500
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
8.43	Acres-Rear Land 1-10	2,000.00	16,860	100%		16,860
Total Acres 9.43						Land Total 48,360

Dwelling Description				Replacement Cost New	
Other	One & 1/2 Story	720 Sqft	Grade C 105	Base	83,679
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-10,198
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-6,039
Rooms	3	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
2011	0	TYPICAL	TYPICAL	Average	Typical	67,442				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
Incomplete	None	92%	90%	100%	55,842					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Open Frame Porch	2011	240	C 105	5,344	Avq.	92%	100%	100%	4,916	
Frame Shed	2011	384	C 100	2,350	Avq.	92%	100%	100%	2,162	
Frame Shed	2012	192	C 100	1,175	Avq.	92%	100%	100%	1,081	
Frame Shed	2012	64	C 100	392	Avq.	92%	100%	100%	361	
Frame Shed	2012	96	C 100	588	Avq.	92%	100%	100%	541	
1,080 SFLA									Outbuilding Total 9,061	
Acpt Land		48,400		Accepted Bldg		64,900		Total		113,300

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 10/09/2003
Topography	Level	Sale Price 100,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Distressed Sale

Reference 1	B3220P0154 (01/04)		
Reference 2	U-13-031/01 0000000000		
Tran/Land/Bldg	9	1	11
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50	0	0 Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	150%	Neighborhood	45,000
0.50	Acres-HS Size Adj	3,000.00	1,500	100%		1,500
Total Acres 0.50					Land Total	46,500

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	768 Sqft	Grade C 105	Base	99,175
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,386
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1990	0	TYPICAL	TYPICAL	Average	Typical	101,561			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	85%	100%	100%	86,327				
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	1990	368	C 105	4,099	Avq.	85%	100%	100%	3,484
1.50 ST SHED....	1990	144	D 100	867	Avq-	74%	100%	100%	642
1,152 SFLA						Outbuilding Total			4,126

Acpt Land	46,500	Accepted Bldg	90,500	Total	137,000
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Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 05/01/1996
Topography	Level	Sale Price 80,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B2150P0339 B4750P0290		
Reference 2	U-13-031/02 0000000000		
Tran/Land/Bldg	9	1	11
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	150%	Neighborho	45,000
0.52	Acres-HS Size Adj	3,000.00	1,560	100%		1,560
Total Acres 0.52				Land Total		46,560

Dwelling Description				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 105	Base	94,324
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	TYPICAL	TYPICAL	Average	Typical	94,324
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None		86%	100%	100%	81,119

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
Frame Shed	1992	64	C 100	392	Avq.	Phy	Func	Econ	Rcnld
Wood Deck	1998	200	C 100	2,190	Avq.	85%	100%	100%	333
Frame Shed	2002	192	C 100	1,175	Avq.	88%	100%	100%	1,927
960 SFLA						90%	100%	100%	1,058
Outbuilding Total									3,318

Acpt Land	46,600	Accepted Bldg	84,400	Total	131,000
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Name: GRAY, ZACHARY ALAN

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GRAY, KRISTIN ANNE

Map/Lot:

U13-031-003

Account: 1723 Card: 1 of 1

Location: 22 WARD BROOK ROAD

Neighborhood: SOUTHWEST

Zoning/Use: RESIDENTIAL
Topography: Level
Utilities: All Public
Street: Paved

Sale Data
Sale Date: 11/10/2016
Sale Price: 165,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B4602P0306
Reference 2: U-13-031/03 0000000000
Tran/Land/Bldg: 9 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 108

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.51 Acres-HS Size Adj, and Total Acres 0.51.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Measure, Condition, Replacement Cost, Value. Rows include Raised Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Summary table for Dwelling Condition with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Values include 1992, 0, TYPICAL, TYPICAL, Average, Typical, 130,655.

Table for Outbuildings/Additions/Improvements with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include 1SFr Overhang, Wood Deck, Frame Shed, and 1,028 SFLA.

Acpt Land 46,500 Accepted Bldg 118,000 Total 164,500

WISCASSET
 Name: ONORATO, RICHARD J
 ONORATO, MARY

Valuation Report

09/13/2022

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Account: 1724 Card: 1 of 1

Map/Lot: U13-031-004
 Location: 26 WARD BROOK ROAD

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 01/01/1993
Topography	Level	Sale Price 25,000
Utilities	All Public	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B1850P0121
 Reference 2 U-13-031/04 0000000000
 Tran/Land/Bldg 6 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	150%	Neighborhood	45,000
0.51	Acres-HS Size Adj	3,000.00	1,530	100%		1,530
Total Acres 0.51						Land Total 46,530

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,344 Sqft	Grade C 100	Base	125,765
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,408
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1993	0	TYPICAL	TYPICAL	Average	Typical	129,173			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		86%	100% 100%	111,089			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	1993	120	C 100	1,374	Avq.	85%	100%	100%	1,168
Frame Shed	1993	112	D 100	589	Fair	64%	100%	100%	377
Frame Garage	1993	400	C 100	12,484	Avq.	85%	100%	100%	10,611
1,344 SFLA						Outbuilding Total			12,156

Acpt Land 46,500 **Accepted Bldg** 123,200 **Total** 169,700

Valuation Report

Account: 1725 Card: 1 of 1

Location: 32 WARD BROOK ROAD

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 02/23/2016
Topography	Level	Sale Price 51,501
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Distressed Sale

Reference 1 B4748P0268
Reference 2 U-13-031/05 0000000000
Tran/Land/Bldg 9 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	150%	Neighborho	45,000
0.60	Acres-HS Size Adj	3,000.00	1,800	100%		1,800
Total Acres 0.60						Land Total 46,800

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	928 Sqft	Grade C 105	Base		119,836
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry None	Basement		-10,377
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		2,386
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	TYPICAL	TYPICAL	Average	Typical	111,845
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		86%	100% 100%	96,187
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Encl Frame Porch	1991	144	C 105	5,315	Avg.	4,571
ONE STORY FRAME	1991	320	C 105	21,087	Avg.	18,135
1,712 SFLA						22,706

Acpt Land	46,800	Accepted Bldg	118,900	Total	165,700
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Valuation Report

Map/Lot: U13-031-006

Account: 1726 Card: 1 of 1

Location: 11 WARD BROOK ROAD

Neighborhood: SOUTHWEST
Zoning/Use: RESIDENTIAL
Topography: Level
Utilities: All Public
Street: Paved

Sale Data
Sale Date: 07/01/1992
Sale Price: 156,938
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B1794P0031
Reference 2: U-13-031/06 0000000000
Tran/Land/Bldg: 9 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	150%	Neighborhood	45,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.30	Acres-Rear Land 1-10	2,000.00	600	100%		600
Total Acres 1.30						Land Total 48,600

Dwelling Description

Replacement Cost New

Colonial	Two Story	1,232 Sqft	Grade B 95	Base	211,114
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,205
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1992	0	GOOD	GOOD	Average	Typical	217,319	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		86%	100%	100%	186,894

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1993	100	B 95	1,279	Avq.	86%	100%	100%	1,100
Open Frame Porch	1993	186	B 95	4,365	Avq.	86%	100%	100%	3,754
ONE STORY FRAME	2000	120	B 100	8,661	Avq.	86%	100%	100%	7,448
Frame Garage	2000	576	B 100	18,967	Avq.	86%	100%	100%	16,312
Open Frame Porch	2000	44	B 100	1,288	Avq.	89%	100%	100%	1,146
2,584 SFLA									Outbuilding Total 29,760

Acpt Land 48,600 **Accepted Bldg** 216,700 **Total** 265,300

Name: ROY, MICHAEL

ROY, CHRISTIE L

Map/Lot:

U13-031-007

Account: 1727 Card: 1 of 1

Location: 23 WARD BROOK ROAD

Neighborhood: SOUTHWEST

Zoning/Use: RESIDENTIAL
Topography: Level
Utilities: All Public
Street: Paved

Sale Data
Sale Date: 06/23/2017
Sale Price: 348,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Distressed Sale

Reference 1: B1816P0280
Reference 2: U-13-031/07 0000000000
Tran/Land/Bldg: 1 1 7
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 108

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Multi Family, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes sub-section for Outbuildings/Additions/Improvements.

Acpt Land

94,300

Accepted Bldg

80,000 Total

174,300

Name: SULLIVAN, NATHAN R

Page 2307

CARON, JENNIFER M.A.

Map/Lot: U13-031-A

Account: 1728 Card: 1 of 1

Location: 10 WARD BROOK ROAD

Neighborhood SOUTHWEST
Zoning/Use RESIDENTIAL
Topography Level
Utilities Public Sewer
Street Paved

Sale Data
Sale Date 09/08/2009
Sale Price 62,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1 B4222P0252
Reference 2 U-13-031/A0 0000000000
Tran/Land/Bldg 9 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 108

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1978, 0, TYPICAL, TYPICAL, Average, Typical, 108,816.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 80%, 100%, 100%, 87,053.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck (1978, 160, C 100, 1,782, Avg., 78%, 100%, 100%, 1,390) and Wood Deck (2011, 240, C 100, 2,598, Avg., 92%, 100%, 100%, 2,390).

Acpt Land 48,800 Accepted Bldg 90,800 Total 139,600

Valuation Report

Account: 1729 Card: 1 of 1

Location: WARD BROOK ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B0000P0000
 Reference 2 U-13-031/B0 0000000000
 Tran/Land/Bldg 9 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 24 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	150%	Neighborho	45,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
7.03	Acres-Rear Land 1-10	2,000.00	14,060	100%		14,060
Total Acres 8.03					Land Total	62,060

Accpt Land	62,100	Accepted Bldg	0	Total	62,100
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Valuation Report

Map/Lot: U14-001

Account: 1730 Card: 1 of 1

Location: 432 BATH ROAD

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 01/15/2020
Topography	Level	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Other Non Valid

Reference 1 B0503P0523 B4740P0176 B4754P0267
 Reference 2 U-14-001/00 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
1.00	Acres-Commercial Size Adj	15,000.00	15,000	100%		15,000
16.00	Acres-Commercial 1-20	15,000.00	240,000	75%		180,000
Total Acres 17.00						Land Total 330,000

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
OFFICE WOOD.....	1987	780	D 100	42,100	Avq.	82%	100%	100%	34,522	
GARAGE FRAME ..	1999	1200	C 100	46,572	Avq.	88%	100%	100%	40,983	
Frame Garage	1960	308	C 100	10,388	Avq.	69%	100%	100%	7,168	
GARAGE FRAME ..	1987	1020	C 100	40,092	Avq.	82%	100%	100%	32,875	
PAVING.....	1987	6400	D 100	11,008	Avq-	73%	50%	100%	4,018	
Outbuilding Total									119,566	
Acpt Land		330,000	Accepted Bldg		119,600	Total		449,600		

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RURAL	Sale Date 01/15/2020
Topography	Level	Sale Price 0
Utilities	All Public	Sale Type Buildings Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Other Non Valid

Reference 1	B4740P0176 B4754P0267		
Reference 2	U-14-001/01 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	2 50 0	Land Schedule	108

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,088 Sqft	Grade C 105	Base	106,900
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	3,744
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition		Layout			Total
1940	2004	TYPICAL	TYPICAL	Above Average		Typical			110,644
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %			Value(Rcnld)		
None	None	75%	100%	100%			82,983		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
1 Story/BASEMENT	2004	140	C 100	10,373	Avq.	91%	100%	100%	9,439
1.50 ST GARAGE..	2004	864	C 100	50,166	Avq.	91%	100%	100%	45,651
Wood Deck	2004	144	C 100	1,619	Avq.	91%	100%	100%	1,473
Open Frame Porch	2004	24	C 100	715	Avq.	91%	100%	100%	651
1,228 SFLA						Outbuilding Total			57,214
Acpt Land		0	Accepted Bldg		140,200	Total		140,200	

WISCASSET
 Name: AMERICAN TOWER CORPORATION

Valuation Report

09/13/2022
 Page 2311
 U14-001-002
 438 BATH ROAD

Account: 2217 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood SOUTHWEST

Zoning/Use RURAL
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B0000P0000
 Reference 2 U-14-01/02
 Tran/Land/Bldg 1 1 16
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
TOWER.....	2001	660	C 100	175,000	Avg.	89%	100%	100%	155,750
UTILITY BLDG....	2003	240	C 100	19,400	Avg.	90%	100%	100%	17,460
UTILITY BLDG....	2009	240	C 100	19,400	Avg.	92%	100%	100%	17,848
UTILITY BLDG....	2009	360	C 100	26,600	Avg.	92%	100%	100%	24,472
Outbuilding Total									215,530
Acpt Land			0	Accepted Bldg		215,500	Total		215,500

Name: VASQUEZ, CARLOS R

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VASQUEZ, BEATRICE B

Map/Lot: U14-002

Account: 1732 Card: 1 of 1

Location: 442 BATH ROAD

Neighborhood U.S. RTE 1

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 09/04/2020
Sale Price 174,900
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4811P0286
Reference 2 U14-002/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.92 Acres-HS Size Adj, and Total Acres 0.92.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1947, 0 TYPICAL, TYPICAL, Average, Typical, 88,335.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 68%, 100%, 100%, 60,068.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Frame Garage, Wood Deck, Frame Shed, 944 SFLA.

Acpt Land 49,600 Accepted Bldg 74,400 Total 124,000

Valuation Report

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	RURAL	Sale Date 11/14/2014
Topography	Level	Sale Price 45,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4841P0227
 Reference 2 U-14-003/00 0000000000
 Tran/Land/Bldg 1 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.42	Acres-HS Size Adj	5,000.00	2,100	100%		2,100
Land Total						47,100

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	1977	14X56	C 100	75,888	Avq.	50%	50%	100%	18,972
Wood Deck	1977	120	C 100	1,374	Avq.	50%	100%	100%	687
Frame Shed	1977	64	D 100	337	Avq.	77%	100%	100%	259
Frame Shed	1977	192	D 100	1,010	Avq.	77%	100%	100%	778
Frame Garage	1977	336	D 100	9,482	Avq.	77%	100%	100%	7,301
784 SFLA									
Outbuilding Total									27,997
Acpt Land		47,100	Accepted Bldg		28,000	Total		75,100	

Valuation Report

Account: 1734 Card: 1 of 1

Location: 489 BATH ROAD

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	RURAL	Sale Date
Topography	Level	Sale Price
Utilities	Public Sewer	Sale Type
Street	Paved	Financing
		Verified
		Validity

Reference 1 B4326P0175
 Reference 2 U-14-004/00 0000000000
 Tran/Land/Bldg 9 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	5,000.00	5,000	100%		5,000
0.01	Acres-Rear Land 1-10	2,000.00	20	100%		20
Total Acres 1.01						Land Total
						50,020

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14' Mobile Home	2015	14X66	C 100	86,328	Avq.	90%	50%	100%	38,848	
SLAB.....	2021	924	C 100	2,310	Avq.	92%	100%	100%	2,125	
Wood Deck	2021	24	C 100	395	Avq.	92%	100%	100%	363	
924 SFLA	Outbuilding Total								41,336	
Acpt Land		50,000		Accepted Bldg		41,300		Total		91,300

Neighborhood U.S. RTE 1

Zoning/Use COMMERCIAL
 Topography Rolling
 Utilities All Public
 Street Paved

Reference 1 B2312P0073
 Reference 2 U-14-006/00 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
1.00	Acres-Commercial Size Adj	15,000.00	15,000	100%		15,000
4.00	Acres-Commercial Prime	150,000	600,000	100%		600,000
7.90	Acres-Commercial 1-20	15,000.00	118,500	100%		118,500
Total Acres 12.90			Land Total			868,500

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
STORE FRAME.....	2004	32480	C 100	3,075,531	Avq.	91%	75%	100%	2,099,050
Open Frame Porch	2004	1568	C 100	31,981	Avq.	91%	75%	100%	21,827
CONCRETE PLATFRM	2004	96	C 100	544	Avq.	91%	75%	100%	371
CONCRETE PLATFRM	2004	96	C 100	544	Avq.	91%	75%	100%	371
CONCRETE PLATFRM	2004	49	C 100	278	Avq.	91%	75%	100%	190
2S Frame Garage	2004	1092	C 100	42,383	Avq.	91%	75%	100%	28,927
OFFICE MEZZ	2004	1120	C 100	48,384	Avq.	91%	75%	100%	33,022
PAVING.....	2004	100500	C 100	201,000	Avq.	91%	50%	100%	91,455
WAREHOUSE ST....	2004	7560	C 100	332,035	Avq.	91%	75%	100%	226,614
Canopy	2016	384	C 100	3,938	Avq.	92%	75%	100%	2,717
						Outbuilding Total			2,504,544
Acpt Land		868,500	Accepted Bldg		2,504,500	Total			3,373,000

WISCASSET
 Name: AMES SUPPLY, INC.

Valuation Report

09/13/2022

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Map/Lot:

U14-006

Account: 1735 Card: 2 of 2

Location:

447 BATH ROAD

Neighborhood U.S. RTE 1

Zoning/Use COMMERCIAL
 Topography Rolling
 Utilities All Public
 Street Paved

Reference 1 B2312P0073

Reference 2 U-14-006/00 0000000000

Tran/Land/Bldg 1 0 0

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
STORE FRAME.....	2011	8850	C 100	838,006	Ava.	92%	75%	100%	578,224
WAREHOUSE ST....	2011	2205	C 100	96,844	Ava.	92%	75%	100%	66,822
STORE FRAME.....	2013	1950	C 100	184,646	Ava.	92%	75%	100%	127,406
Frame Garage	2017	312	C 100	10,479	Ava.	92%	100%	100%	9,641
Frame Garage	2017	312	C 100	10,479	Ava.	92%	100%	100%	9,641
WAREHOUSE ST....	2019	1120	C 100	49,190	Ava.	92%	75%	100%	33,941
Outbuilding Total									825,675
Acpt Land			0	Accepted Bldg		825,700	Total		825,700

WISCASSET
Name: AMES SUPPLY, INC.

Valuation Report

09/13/2022
Page 2317
U14-006
447 BATH ROAD

Account: 1735

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	868,500	2,504,500	3,373,000	868,500	2,504,500	3,373,000
2	0	825,700	825,700	0	825,700	825,700
TOTAL	868,500	3,330,200	4,198,700	868,500	3,330,200	4,198,700

WISCASSET
 Name: CENTRAL MAINE POWER

Valuation Report

09/13/2022
 Page 2318
 U15-001
 BATH ROAD

Account: 2021 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood SOUTHWEST
 Zoning/Use UTILITY ROW
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B0000P0000
 Reference 2 U-15-001
 Tran/Land/Bldg 1 3 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
78.00	Acres-Rear Land 1-10	2,000.00	156,000	100%		156,000	
Total Acres 78.00				Land Total		156,000	
Acpt Land		156,000	Accepted Bldg		0	Total	156,000

WISCASSET

Valuation Report

09/13/2022

Name: MIETE, BARRY R J/T

Page 2319

MIETE, LYNNETTE

Map/Lot:

U15-001-A

Account: 1737 Card: 1 of 1

Location:

510 BATH ROAD

Neighborhood	U.S. RTE 1			Sale Data
Zoning/Use	COMMERCIAL			Sale Date 06/02/2009
Topography	Rolling			Sale Price 185,000
Utilities	Public Sewer			Sale Type Land & Buildings
Street	Paved			Financing Unknown
				Verified Public Record
				Validity Distressed Sale

Reference 1 B4150P0246
 Reference 2 U-15-001/A0 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
1.00	Acres-Commercial Size Adj	15,000.00	15,000	100%		15,000
5.00	Acres-Commercial 1-20	15,000.00	75,000	100%		75,000
Total Acres 6.00						Land Total 225,000

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
STORE FRAME.....	1979	1250	C 100	118,362	Good	89%	100%	100%	105,342	
OFFICE WOOD.....	1979	938	C 100	58,869	Good	89%	100%	100%	52,393	
Open Frame Porch	2009	400	C 100	8,329	Avq.	92%	100%	100%	7,663	
Wood Deck	2009	96	C 100	1,129	Avq.	92%	100%	100%	1,039	
PAVING.....	1979	5800	C 100	11,600	Avq.	78%	100%	100%	9,048	
CONCRETE SIGN	2010	1	C 100	2,000	Avq.	92%	100%	100%	1,840	
OFFICE WOOD.....	2015	960	C 100	60,250	Avq.	92%	100%	100%	55,430	
Outbuilding Total									232,755	
Acpt Land		225,000	Accepted Bldg		232,800	Total		457,800		

Valuation Report

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 05/30/2012
Topography	Rolling	Sale Price 210,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4529P0188
 Reference 2 U-15-002/00 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
1.00	Acres-Commercial Size Adj	15,000.00	15,000	100%		15,000
1.17	Acres-Commercial 1-20	15,000.00	17,550	100%		17,550
Total Acres 2.17						Land Total 167,550

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
STORE FRAME.....	1969	2821	D 100	229,723	Avq.	73%	100%	100%	167,698	
STORE FRAME.....	0	1245	D 100	101,385	Avq.	65%	100%	100%	65,900	
Open Frame Porch	0	128	D 100	2,426	Avq.	65%	100%	100%	1,577	
Open Frame Porch	0	105	D 100	2,026	Avq.	65%	100%	100%	1,317	
Outbuilding Total									236,492	
Acpt Land		167,600		Accepted Bldg		236,500		Total		404,100

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date
Topography	Level	Sale Price
Utilities	All Public	Sale Type
Street	Paved	Financing
		Verified
		Validity

Reference 1 B3957P0190 B4711P0229
 Reference 2 U-15-003/00 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
1.00	Acres-Commercial Size Adj	15,000.00	15,000	100%		15,000
2.24	Acres-Commercial 1-20	15,000.00	33,600	100%		33,600
Total Acres 3.24					Land Total	183,600

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
BSMT UNFINISHED.	1970	5330	C 100	60,389	Avq.	74%	75%	100%	33,516	
STORE FRAME.....	1970	5330	C 100	504,698	Avq.	74%	75%	100%	280,108	
STORE FRAME.....	1970	3120	C 100	295,433	C Gr	74%	75%	100%	163,965	
Frame Shed	0	375	C 100	2,295	C Gr	74%	75%	100%	1,274	
PAVING.....	1970	12500	C 100	25,000	Avq.	74%	50%	100%	9,250	
							Outbuilding Total			488,113
Acpt Land		183,600	Accepted Bldg		488,100		Total		671,700	

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date
Topography	Level	Sale Price
Utilities	All Public	Sale Type
Street	Paved	Financing
		Verified
		Validity

Reference 1 B4060P0091
 Reference 2 U-15-005/00 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
1.00	Acres-Commercial Size Adj	15,000.00	15,000	100%		15,000
0.83	Acres-Commercial 1-20	15,000.00	12,450	100%		12,450
Total Acres 1.83						Land Total
						162,450

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
STORE FRAME.....	1940	1200	D 100	97,720	Fair	42%	50%	100%	20,521	
STORE FRAME.....	1950	1942	D 100	158,144	Fair	42%	50%	100%	33,210	
Wood Deck	1940	80	D 100	831	Fair	42%	50%	100%	174	
Frame Shed	0	64	D 100	337	Fair	42%	50%	100%	71	
Outbuilding Total									53,976	
Acpt Land		162,500		Accepted Bldg		54,000		Total		216,500

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date
Topography	Level	Sale Price
Utilities	All Public	Sale Type
Street	Paved	Financing
		Verified
		Validity

Reference 1 B4282P0263B4320P0157
 Reference 2 U-15-005/A0 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
1.00	Acres-Commercial Size Adj	15,000.00	15,000	100%		15,000
1.06	Acres-Commercial 1-20	15,000.00	15,900	100%		15,900
Total Acres 2.06						Land Total
						165,900

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
STORE FRAME.....	1960	4746	D 100	386,483	Avq-	61%	100%	100%	235,755	
Frame Shed	2005	200	D 100	1,053	Avq-	81%	100%	100%	853	
PAVING.....	1980	4500	C 100	9,000	Avq.	79%	50%	100%	3,555	
Open Frame Porch	2005	96	C 100	2,173	Avq.	91%	100%	100%	1,977	
Open Frame Porch	2020	120	C 100	2,659	Avq.	92%	100%	100%	2,446	
Outbuilding Total									244,586	
Acpt Land		165,900		Accepted Bldg			244,600		Total	410,500

WISCASSET
 Name: LINCOLN COUNTY T/C
 SAGADAHOC COUNTY

Valuation Report

09/13/2022

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Account: 1743 Card: 1 of 1

Map/Lot:
 Location:

U15-006
 522 BATH ROAD

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 05/26/2004
Topography	Rolling	Sale Price 300,000
Utilities	All Public	Sale Type Land Only
Street	No Street	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3295P0120 B4066P0224
 Reference 2 U-15-006/00 0000000000
 Tran/Land/Bldg 1 7 14
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 51 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
1.00	Acres-Commercial Size Adj	15,000.00	15,000	100%		15,000
10.00	Acres-Commercial Prime	150,000	1,500,000	100%		1,500,000
10.00	Acres-Commercial 1-20	15,000.00	150,000	100%		150,000
33.93	Acres-Commercial 20+	2,000.00	67,860	100%		67,860
Total Acres 54.93						
Land Total						1,867,860

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
JAIL	2006	86200	B 100	20,321,650	Avq.	92%	100%	100%	18,695,918	
PAVING.....	2006	32000	C 100	64,000	Avq.	92%	50%	100%	29,440	
Frame Garage	2010	840	C 100	22,507	Avq.	92%	100%	100%	20,706	
Outbuilding Total									18,746,064	
Acpt Land		1,867,900		Accepted Bldg		18,746,100		Total		20,614,000

Valuation Report

Account: 2110 Card: 1 of 1

Location: 16 WOOD LANE

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 02/01/1998
Topography	Rolling	Sale Price 70,000
Utilities	All Public	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2307P0236
 Reference 2 U-15-006/A0
 Tran/Land/Bldg 6 1 7
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	5,000.00	5,000	100%		5,000
20.80	Acres-Rear Land 1-10	2,000.00	41,600	100%		41,600
Total Acres 21.80						91,600
Land Total						91,600

Dwelling Description				Replacement Cost New		
Multi Family	Two Story	1,344 Sqft	Grade C 100	Base		191,642
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	100% None	Heat		0
Rooms	9	HEARTH				
Bedrooms	6	Add Fixtures	0			
Baths	6	Half Baths	0	Plumbing		18,176
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1999	0	TYPICAL	TYPICAL	Average	Typical	209,818				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	89%	100%	100%	186,738					
Outbuildings/Additions/Improvements					Percent Good					
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Open Frame Porch	1999	96	C 100	2,173	Avq.	88%	100%	100%	1,912	
Wood Deck	1999	80	C 100	966	Avq.	88%	100%	100%	850	
BSMT ENTRY.....	1999	30	C 100	367	Avq.	89%	100%	100%	327	
1S AD/GAR.....	1999	720	C 100	48,235	Avq.	89%	100%	100%	42,929	
2,688 SFLA						Outbuilding Total			46,018	
Acpt Land		91,600		Accepted Bldg		232,800		Total		324,400

WISCASSET
Name: CECILIO JUNTURA

Valuation Report

09/13/2022
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U15-006-A01
19 WOOD LANE

Account: 2051 Card: 1 of 1

Map/Lot:
Location:

Neighborhood SOUTHWEST

Zoning/Use RURAL
Topography Rolling
Utilities All Public
Street Paved

Reference 1 B0000P0000
Reference 2 U-15-006/A01
Tran/Land/Bldg 6 1 3
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 108

Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14' Mobile Home	1990	14X76	D 100	72.439	Ava.	58%	50%	100%	20.869	
Wood Deck	1995	120	C 100	1.374	Ava.	86%	100%	100%	1.182	
1,064 SFLA									22,051	
Acpt Land						0	Accepted Bldg		22,100	Total
						22,100			22,100	

Valuation Report

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	RURAL	Sale Date 02/12/2021
Topography	Level	Sale Price 130,000
Utilities	Public Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B0524P0168
 Reference 2 U-15-008/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description		Price/Unit	Total	Fctr	Influence	Value
Units	Method - Description					
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	5,000.00	5,000	100%		5,000
0.03	Acres-Rear Land 1-10	2,000.00	60	100%		60
Total Acres 1.03			Land Total			50,060

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,092 Sqft	Grade C 105	Base	107,293
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,578
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,361
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1957	0	TYPICAL	TYPICAL	Good	Typical	116,232				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcld)					
None	None	85%	100%	100%	98,797					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld	
Wood Deck	1957	420	C 100	4,434	Avq.	67%	100%	100%	2,971	
Frame Garage	1957	660	C 100	18,407	Avq.	67%	100%	100%	12,333	
Swimming Pool	1957	1	C 100	5,779	Avq.	99%	100%	100%	5,721	
Patio	1957	36	C 100	425	Avq.	67%	100%	100%	285	
Open Frame Porch	1977	56	C 100	1,363	Avq.	77%	100%	100%	1,050	
1,092 SFLA									Outbuilding Total	22,360
Acpt Land		50,100	Accepted Bldg		121,200	Total		171,300		

Name: BRADFORD-SORTWELL-WRIGHT POST NO. 54

THE AMERICAN LEGION

Map/Lot:

U15-009

Account: 1748 Card: 1 of 1

Location:

523 BATH ROAD

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 06/01/2005
Topography	Level	Sale Price 170,000
Utilities	Drilled WellPublic Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Other Non Valid

Reference 1 B3490P0053
 Reference 2 U-15-009/00 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 22 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
0.69	Acres-Commercial Size Adj	15,000.00	10,350	100%		10,350
Land Total						145,350

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1972	80	C 90	869	Avq.	75%	75%	100%	489
LODGE.....	1972	1624	C 90	82,080	Avq.	75%	75%	100%	46,170
WAREHOUSE WD....	1972	840	C 90	33,204	Avq.	75%	75%	100%	18,677
1.75 ST SHED....	1972	384	C 100	2,880	Avq.	75%	75%	100%	1,620
Outbuilding Total									66,956
Acpt Land		145,400	Accepted Bldg		67,000	Total		212,400	

Valuation Report

Map/Lot: U15-010

Account: 1749 Card: 1 of 1

Location: 515 BATH ROAD

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	RURAL	Sale Date 03/31/2022
Topography	Level	Sale Price 100,000
Utilities	Public Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Other Non Valid

Reference 1 B1433P0052
 Reference 2 U-15-010/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.86	Acres-HS Size Adj	5,000.00	4,300	100%		4,300
Land Total						49,300

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,386 Sqft	Grade C 105	Base		136,180
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Wet Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	4	HEARTH				
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1959	0	TYPICAL	TYPICAL	Average	Typical	136,180			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		Traffic.....		73%	100%	95%	94,441		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1959	357	C 100	11,505	Avq.	68%	100%	95%	7,432
Open Frame Porch	2003	210	C 100	4,482	Avq.	90%	100%	95%	3,832
Outbuilding Total									11,264

Acpt Land	49,300	Accepted Bldg	105,700	Total	155,000
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WISCASSET

Valuation Report

09/13/2022

Name: BOGGS, LELAND E J/T II

Page 2330

BOGGS III, LELAND E. & ROBIN E.

Map/Lot:

U15-011

Account: 1750 Card: 1 of 1

Location:

505 BATH ROAD

Neighborhood U.S. RTE 1

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 09/04/2002
Sale Price 38,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2908P0149 09/02
Reference 2 U-15-011/00 0000000000
Tran/Land/Bldg 1 1 2
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 1

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Percent Good (Func, Econ), Value Rcnld. Rows include 14' Mobile Home, Frame Shed, 784 SFLA, and a Total row for Accpt Land and Accepted Bldg.

WISCASSET
 Name: WOODARD, JAMES P
 MURRAY, DAWN W

Valuation Report

09/13/2022

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Account: 2544 Card: 1 of 1

Map/Lot: U15A-007-001
 Location: 3 HICKORY DRIVE

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 02/24/2020
Topography	Level	Sale Price 193,500
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Gravel	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 LOT #1 TWIN OAKS SUBDIVISION PLAN
 Reference 2 U-15A-007-001
 Tran/Land/Bldg 0 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 6 50 0 Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
Total Acres 1.00						Land Total 33,000

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,092 Sqft	Grade C 100	Base		102,184
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	5	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		2,272
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Percent Good			Total
2009	0	TYPICAL	TYPICAL	Average	Typical	Phy	Func	Econ	Value
									104,456
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)	
None		None		92%	100%	100%		96,100	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2009	336	C 100	11,026	Avq.	92%	100%	100%	10,144
BSMT ENTRY.....	2009	20	C 100	245	Avq.	92%	100%	100%	225
Wood Deck	2009	16	C 100	313	Avq.	92%	100%	100%	288
Wood Deck	2009	100	C 100	1,170	Avq.	92%	100%	100%	1,076
Frame Shed	2021	80	C 100	490	Avq.	92%	100%	100%	451
1,092 SFLA									Outbuilding Total 12,184
Acpt Land		33,000		Accepted Bldg		108,300		Total	141,300

WISCASSET
 Name: GRONDIN, RICHARD J/T
 GRONDIN, JOAN

Valuation Report

09/13/2022
 Page 2332
 U15A-007-002
 5 HICKORY DRIVE

Account: 2545 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 09/26/2013
 Sale Price 25,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 LOT #2 TWIN OAKS SUBDIVISION PLAN
 Reference 2 U-15A-007-002 B4716P0183
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
Total Acres 1.00						33,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,432 Sqft	Grade C 105	Base	140,700
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,386
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2015	0	TYPICAL	TYPICAL	Average	Typical	143,086
Functional Obsolescence						Value(Rcnld)
None						131,639

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
Open Frame Porch	2015	24	C 105	751	Avq.	92%	100%	100%	691
Open Frame Porch	2015	128	C 105	2,962	Avq.	92%	100%	100%	2,725
Frame Garage	2015	624	C 105	18,466	Avq.	92%	100%	100%	16,989
Wood Deck	2015	128	C 105	1,529	Avq.	92%	100%	100%	1,407
1,432 SFLA									21,812
Outbuilding Total									21,812

Acpt Land 33,000 **Accepted Bldg** 153,500 **Total** 186,500

Name: BENNER, DYLAN J

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BALDWIN, KELLY A

Map/Lot:

U15A-007-003

Account: 2546 Card: 1 of 1

Location:

15 HICKORY DRIVE

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 10/25/2019
Sale Price 189,175
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 LOT #3 TWIN OAKS SUB. PLAN B4756P0212
Reference 2 U-15A-007-003
Tran/Land/Bldg 0 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 108

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value and 1.00 Acres-HS Size Adj.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Quantity, Unit, Material, Replacement Cost, Value. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 8 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Built 2011, Functional Obsolescence None, Economic Obsolescence None, Phys. % 92%, Func. % 100%, Econ. % 100%, Value(Rcnld) 85,400.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Frame Shed 2011, 64 C 100, 392 Avq., 92%, 100%, 100%, 361.

Acpt Land 33,000 Accepted Bldg 85,800 Total 118,800

Name: WELLBORN, MARK B

WELBORN, KIMBERLY A

Map/Lot:

U15A-007-004

Account: 2547 Card: 1 of 1

Location:

19 HICKORY DRIVE

Neighborhood: SOUTHWEST

Zoning/Use: RESIDENTIAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Gravel

Sale Data
Sale Date: 10/08/2010
Sale Price: 205,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: LOT #4 TWIN OAKS SUBDIVISION PLAN

Reference 2: U-15A-007-004

Tran/Land/Bldg: 0 1 11

FARM LAND: 0 OPEN SPACE: 0

Exemption(s): 0 50 0 Land Schedule: 108

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 2009, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value, Rcnld. Rows include Frame Garage, BSMT ENTRY, Open Frame Porch, Wood Deck, Frame Shed, 1,305 SFLA.

Acpt Land: 33,800 Accepted Bldg: 127,100 Total: 160,900

WISCASSET
 Name: KLEIN, ELIZABETH F
 KLEIN, EARL W

Valuation Report

09/13/2022

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Account: 2548 Card: 1 of 1

Map/Lot:
 Location:

U15A-007-005
 21 HICKORY DRIVE

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 11/11/2019
Topography	Level	Sale Price 223,500
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Gravel	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 LOT #5 TWIN OAKS SUBDIVISION PLAN
 Reference 2 U-15A-007-005
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.40	Acres-Rear Land 1-10	2,000.00	800	100%		800
Total Acres 1.40			Land Total			33,800

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,104 Sqft	Grade C 100	Base	103,307
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% None	Heat	0
Rooms	3	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
2019	0	TYPICAL	TYPICAL	Average	Typical	103,307				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	92%	100%	100%	95,042					
Outbuildings/Additions/Improvements						Value				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Garage	2019	484	C 100	14,398	Avq.	92%	100%	100%	13,246	
Open Frame Porch	2019	72	C 100	1,687	Avq.	92%	100%	100%	1,552	
Wood Deck	2019	128	C 100	1,456	Avq.	92%	100%	100%	1,340	
1,104 SFLA									Outbuilding Total	16,138
Acpt Land		33,800		Accepted Bldg		111,200		Total	145,000	

WISCASSET
 Name: RICHARDSON, STEPHANIE GROHS

Valuation Report

09/13/2022

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Map/Lot:

U15A-007-006

Location:

HICKORY DRIVE

Account: 2549 Card: 1 of 1

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
 Topography Level

Utilities NoWater/NoSewer

Street No Street

Sale Data	
Sale Date	09/21/2020
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 LOT #6 TWIN OAKS SUBDIVISION

Reference 2 U-15A-007-006

Tran/Land/Bldg 0 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	25%	Access	7,500
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.27	Acres-Rear Land 1-10	2,000.00	540	100%		540
Total Acres 1.27					Land Total	11,040

Accpt Land	11,000	Accepted Bldg	0	Total	11,000
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WISCASSET
 Name: RICHARDSON, STEPHANIE GROHS

Valuation Report

09/13/2022

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Map/Lot:
 Location:

U15A-007-007
 HICKORY DRIVE

Account: 2550 Card: 1 of 1

Neighborhood SOUTHWEST
 Zoning/Use RESIDENTIAL
 Topography Level
 Utilities NoWater/NoSewer
 Street No Street

Sale Data
 Sale Date 09/21/2020
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 LOT #7 TWIN OAKS SUBDIVISION PLAN
 Reference 2 U-15A-007-007
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	25%	Access	7,500
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.12	Acres-Rear Land 1-10	2,000.00	240	100%		240
Total Acres 1.12			Land Total			10,740
Accpt Land		10,700	Accepted Bldg		0	Total
						10,700

Name: JUNKERT, THOMAS EDWARD

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JUNKERT, JANE ELIZABETH

Map/Lot:

U15A-007-008

Account: 2551 Card: 1 of 1

Location:

18 HICKORY DRIVE

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 06/19/2019
Sale Price 243,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 LOT #8 TWIN OAKS SUBDIVISION
Reference 2 U-15A-007-008
Tran/Land/Bldg 0 1 15
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 108

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnd). Rows include Outbuildings/Additions/Improvements and Outbuilding Total.

Acpt Land 33,300 Accepted Bldg 147,700 Total 181,000

Name: CAMPBELL, JOHN W

Page 2339

CAMPBELL, KRISTA A

Map/Lot:

U15A-007-009

Account: 2552 Card: 1 of 1

Location:

16 HICKORY DRIVE

Neighborhood: SOUTHWEST

Zoning/Use: RESIDENTIAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Gravel

Sale Data
Sale Date: 09/07/2017
Sale Price: 229,900
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: LOT #9 TWIN OAKS SUBDIVISION PLAN

Reference 2: U-15A-007-009

Tran/Land/Bldg: 0 1 11

FARM LAND: 0 OPEN SPACE: 0

Exemption(s): 50 0 0 Land Schedule: 108

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Functional Obsolescence, Economic Obsolescence, Outbuildings/Additions/Improvements, and Outbuilding Total.

Acpt Land

33,600

Accepted Bldg

133,700

Total

167,300

WISCASSET
 Name: HAMILTON, GAILEN A III
 HAMILTON, KAREN M

Valuation Report

09/13/2022

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Account: 2553 Card: 1 of 1

Map/Lot: U15A-007-010
 Location: 14 HICKORY DRIVE

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 01/22/2016
Topography	Level	Sale Price 250,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Gravel	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 LOT #10 TWIN OAKS SUBDIVISION
 Reference 2 U-15A-007-010
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.01	Acres-Rear Land 1-10	2,000.00	20	100%		20
Total Acres 1.01			Land Total			33,020

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,694 Sqft	Grade C 105	Base	166,442
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-18,943
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	7,157
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
2016	0	TYPICAL	TYPICAL	Average	Typical	154,656				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	92%	100%	100%	142,284					
Outbuildings/Additions/Improvements						Value				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Garage	2016	529	C 105	16,194	Avq.	92%	100%	100%	14,898	
Wood Deck	2016	100	D 100	1,006	Avq.	92%	100%	100%	926	
Open Frame Porch	2018	120	C 105	2,792	Avq.	92%	100%	100%	2,569	
1,694 SFLA						Outbuilding Total		18,393		
Acpt Land		33,000		Accepted Bldg		160,700		Total		193,700

WISCASSET

Valuation Report

09/13/2022

Name: HAMILTON, GAILEN A III

Page 2341

HAMILTON, KAREN M

Map/Lot:

U15A-007-010-ON

Account: 2712 Card: 1 of 1

Location:

14 HICKORY DRIVE

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL

Topography Rolling

Utilities

Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 108

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func	Econ	Value Rcnld
SOLAR PANELS	2019								12,900
----- SOUND VALUE -----									
Outbuilding Total									12,900
Accpt Land			0	Accepted Bldg			12,900	Total	12,900

Valuation Report

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 09/10/2009
Topography	Level	Sale Price 164,900
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Gravel	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 LOT #11 TWIN OAKS SUBDIVISION
 Reference 2 U-15A-007-011
 Tran/Land/Bldg 0 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
Total Acres 1.00						Land Total 33,000

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,288 Sqft	Grade C 100	Base	120,525
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,408
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	TYPICAL	TYPICAL	Average	Typical	123,933
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	114,018

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
BSMT ENTRY.....	2009	30	C 100	367	Avq.	92%	100%	100%	338
Wood Deck	2009	16	C 100	313	Avq.	92%	100%	100%	288
Wood Deck	2009	24	C 100	395	Avq.	92%	100%	100%	363
Frame Garage	2009	432	C 100	13,213	Avq.	92%	100%	100%	12,156
Outbuilding Total									13,145

Acpt Land	33,000	Accepted Bldg	127,200	Total	160,200
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Name: VANBOK, ERIC L J/T

Page 2343

VANBOK, BARBARA M W

Map/Lot:

U15A-007-012

Account: 2555 Card: 1 of 1

Location: 476 OLD BATH ROAD

Neighborhood: SOUTHWEST

Zoning/Use: RESIDENTIAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 07/30/2014
Sale Price: 126,500
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: LOT #12 TWIN OAKS SUB. PLAN
Reference 2: U-15A-007-012 B4806P0179
Tran/Land/Bldg: 0 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 108

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value and Acres-HS Size Adj.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Value, Condition, Replacement Cost, Total Value. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 2009, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include BSMT ENTRY, Wood Deck, 1.75 ST GARAGE, 1,092 SFLA.

Acpt Land 33,000 Accepted Bldg 108,400 Total 141,400

WISCASSET
 Name: SHERMAN, NORMAN P

Valuation Report

09/13/2022

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Map/Lot:

U15A-007-013

Account: 2556 Card: 1 of 1

Location:

TWIN OAK ROAD

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 08/24/2018
Topography	Level	Sale Price 60,000
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	No Street	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 LOT #13 TWIN OAKS SUBDIVISION
 Reference 2 U-15A-007-013 Sale includes lot 14-24
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	30,000.00	30,000	25%	Access	7,500	
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000	
Total Acres 1.00					Land Total	10,500	
Acpt Land		10,500	Accepted Bldg		0	Total	
						10,500	

WISCASSET
 Name: SHERMAN, NORMAN P

Valuation Report

09/13/2022

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Map/Lot:
 Location:

U15A-007-014
 TWIN OAK ROAD

Account: 2557 Card: 1 of 1

Neighborhood SOUTHWEST
 Zoning/Use RESIDENTIAL
 Topography Level
 Utilities NoWater/NoSewer
 Street No Street

Sale Data
 Sale Date 08/24/2018
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1 LOT #14 TWIN OAKS SUBDIVISION PLAN
 Reference 2 U-15A-007-014
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	30,000.00	30,000	25%	Access	7,500	
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000	
Total Acres 1.00					Land Total	10,500	
Acpt Land		10,500	Accepted Bldg		0	Total	10,500

WISCASSET
 Name: SHERMAN, NORMAN P

Valuation Report

09/13/2022

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Map/Lot:
 Location:

U15A-007-015
 TWIN OAK ROAD

Account: 2558 Card: 1 of 1

Neighborhood SOUTHWEST
 Zoning/Use RESIDENTIAL
 Topography Level
 Utilities NoWater/NoSewer
 Street No Street

Sale Data
 Sale Date 08/24/2018
 Sale Price 0
 Sale Type Land Only
 Financing Cash Sale
 Verified Public Record
 Validity Arms Length Sale

Reference 1 LOT #15 TWIN OAKS SUBDIVISION PLAN
 Reference 2 U-15A-007-015
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	25%	Access	7,500
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
Total Acres 1.00					Land Total	10,500
Acpt Land		10,500	Accepted Bldg		0	Total
						10,500

WISCASSET
 Name: SHERMAN, NORMAN P

Valuation Report

09/13/2022

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Account: 2559 Card: 1 of 1

Map/Lot: U15A-007-016
 Location: TWIN OAK ROAD

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 08/24/2018
Topography	Level	Sale Price 0
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	No Street	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 LOT #16 TWIN OAKS SUBDIVISION PLAN
 Reference 2 U-15A-007-016
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	30,000.00	30,000	25%	Access	7,500	
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000	
Total Acres 1.00					Land Total	10,500	
Acpt Land		10,500	Accepted Bldg		0	Total	10,500

WISCASSET
 Name: SHERMAN, NORMAN P

Valuation Report

09/13/2022

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Map/Lot:
 Location:

U15A-007-017
 TWIN OAK ROAD

Account: 2560 Card: 1 of 1

Neighborhood SOUTHWEST
 Zoning/Use RESIDENTIAL
 Topography Level
 Utilities NoWater/NoSewer
 Street No Street

Sale Data
 Sale Date 08/24/2018
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 LOT #17 TWIN OAKS SUBDIVISION
 Reference 2 U-15A-007-017
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	30,000.00	30,000	25%	Access	7,500	
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000	
Total Acres 1.00					Land Total	10,500	
Acpt Land		10,500	Accepted Bldg		0	Total	10,500

WISCASSET
 Name: SHERMAN, NORMAN P

Valuation Report

09/13/2022

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Map/Lot:
 Location:

U15A-007-018
 TWIN OAK ROAD

Account: 2561 Card: 1 of 1

Neighborhood SOUTHWEST
 Zoning/Use RESIDENTIAL
 Topography Level
 Utilities NoWater/NoSewer
 Street No Street

Sale Data
 Sale Date 08/24/2018
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 LOT #18 TWIN OAKS SUBDIVISION PLAN
 Reference 2 U-15A-007-018
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	30,000.00	30,000	25%	Access	7,500	
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000	
Total Acres 1.00					Land Total	10,500	
Acpt Land		10,500	Accepted Bldg		0	Total	10,500

WISCASSET
 Name: SHERMAN, NORMAN P

Valuation Report

09/13/2022

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Map/Lot:
 Location:

U15A-007-019
 TWIN OAK ROAD

Account: 2562 Card: 1 of 1

Neighborhood SOUTHWEST
 Zoning/Use RESIDENTIAL
 Topography Level
 Utilities NoWater/NoSewer
 Street No Street

Sale Data
 Sale Date 08/24/2018
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 LOT #19 TWIN OAKS SUBDIVISION PLAN
 Reference 2 U-15A-007-019
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	25%	Access	7,500
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.54	Acres-Rear Land 1-10	2,000.00	1,080	100%		1,080
Total Acres 1.54			Land Total			11,580
Accpt Land		11,600	Accepted Bldg		0	Total
						11,600

WISCASSET
 Name: SHERMAN, NORMAN P

Valuation Report

09/13/2022

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Account: 2563 Card: 1 of 1

Map/Lot: U15A-007-020
 Location: TWIN OAK ROAD

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 08/24/2018
Topography	Level	Sale Price 0
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	No Street	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 LOT #20 TWIN OAKS SUBDIVISION PLAN
 Reference 2 U-15A-007-020
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	30,000.00	30,000	25%	Access	7,500	
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000	
Total Acres 1.00					Land Total	10,500	
Acpt Land		10,500	Accepted Bldg		0	Total	
						10,500	

Valuation Report

Account: 2564 Card: 1 of 1

Map/Lot: U15A-007-021
 Location: TWIN OAK ROAD

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 09/21/2020
Topography	Level	Sale Price 0
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	No Street	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 LOT #21 TWIN OAKS SUBDIVISION PLAN
 Reference 2 U-15A-007-021
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	30,000.00	30,000	25%	Access	7,500	
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000	
0.12	Acres-Rear Land 1-10	2,000.00	240	100%		240	
Total Acres 1.12					Land Total	10,740	
Accpt Land		10,700	Accepted Bldg		0	Total	
						10,700	

WISCASSET
 Name: SHERMAN, NORMAN P

Valuation Report

09/13/2022

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Map/Lot:
 Location:

U15A-007-022
 TWIN OAK ROAD

Account: 2565 Card: 1 of 1

Neighborhood SOUTHWEST
 Zoning/Use RESIDENTIAL
 Topography Level
 Utilities NoWater/NoSewer
 Street No Street

Sale Data
 Sale Date 08/24/2018
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 LOT #22 TWIN OAKS SUBDIVISION PLAN
 Reference 2 U-15A-007-022
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	25%	Access	7,500
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.07	Acres-Rear Land 1-10	2,000.00	140	100%		140
Total Acres 1.07			Land Total			10,640
Accpt Land		10,600	Accepted Bldg		0	Total
						10,600

WISCASSET
 Name: SHERMAN, NORMAN P

Valuation Report

09/13/2022

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Map/Lot:
 Location:

U15A-007-023
 TWIN OAK ROAD

Account: 2566 Card: 1 of 1

Neighborhood SOUTHWEST
 Zoning/Use RESIDENTIAL
 Topography Level
 Utilities NoWater/NoSewer
 Street No Street

Sale Data
 Sale Date 08/24/2018
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 LOT #23 TWIN OAKS SUBDIVISION PLAN
 Reference 2 U-15A-007-023
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	30,000.00	30,000	25%	Access	7,500	
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000	
0.25	Acres-Rear Land 1-10	2,000.00	500	100%		500	
Total Acres 1.25			Land Total		11,000		
Accpt Land		11,000	Accepted Bldg		0	Total	
						11,000	

WISCASSET
 Name: SHERMAN, NORMAN P

Valuation Report

09/13/2022

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Map/Lot:
 Location:

U15A-007-024
 TWIN OAK ROAD

Account: 2567 Card: 1 of 1

Neighborhood SOUTHWEST
 Zoning/Use RESIDENTIAL
 Topography Level
 Utilities NoWater/NoSewer
 Street No Street

Sale Data
 Sale Date 08/24/2018
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 LOT #24 TWIN OAKS SUBDIVISION PLAN
 Reference 2 U-15A-007-024
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	25%	Access	7,500
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.07	Acres-Rear Land 1-10	2,000.00	140	100%		140
Total Acres 1.07					Land Total	10,640

Accpt Land 10,600 **Accepted Bldg** 0 **Total** 10,600

WISCASSET
 Name: SHERMAN, NORMAN P

Valuation Report

09/13/2022

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Map/Lot:
 Location:

U15A-007-025
 TWIN OAK ROAD

Account: 2568 Card: 1 of 1

Neighborhood SOUTHWEST
 Zoning/Use RESIDENTIAL
 Topography Level
 Utilities NoWater/NoSewer
 Street No Street

Sale Data
 Sale Date 06/20/2019
 Sale Price 10,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 LOT #25 TWIN OAKS SUBDIVISION PLAN
 Reference 2 U-15A-007-025
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	30,000.00	30,000	50%	Access	15,000	
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000	
0.01	Acres-Rear Land 1-10	2,000.00	20	100%		20	
Total Acres 1.01			Land Total			18,020	
Accpt Land		18,000	Accepted Bldg		0	Total 18,000	

WISCASSET

Valuation Report

09/13/2022

Name: WISCASSET, INHABITANTS OF
PUMP STATION #16

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Account: 1746 Card: 1 of 1

Map/Lot:
Location:

U15A-007-A
BATH ROAD/OLD BATH RD

Neighborhood U.S. RTE 1

Zoning/Use COMMERCIAL
Topography Level
Utilities NoWater/NoSewer
Street Paved

Reference 1 B1962P0315
Reference 2 U-15-007/A0 0000000000
Tran/Land/Bldg 1 1 15
FARM LAND 0 OPEN SPACE 0
Exemption(s) 12 0 0 Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.06	Acres-Commercial 1-20	15,000.00	900	100%		900	
Total Acres 0.06				Land Total		900	
Acpt Land		900	Accepted Bldg		0	Total	
						900	

WISCASSET
 Name: SHERMAN, NORMAN P

Valuation Report

09/13/2022

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Account: 1745 Card: 1 of 1

Map/Lot: U15A-007-B-1
 Location: 565 BATH ROAD

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 12/13/2010
Topography	Rolling	Sale Price 65,000
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Distressed Sale

Reference 1 B4355P0278
 Reference 2 U-15A-007/B1 LOT #1 COASTAL COMMONS
 Tran/Land/Bldg 1 2 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Commercial	135,000	135,000	70%	Topoqrphry	94,500	
1.00	Acres-Commercial Size Adj	15,000.00	15,000	100%		15,000	
4.90	Acres-Commercial 1-20	15,000.00	73,500	100%		73,500	
1.00	Acres-HS Size Adj	5,000.00	5,000	100%		5,000	
1.10	Acres-Rear Land 1-10	2,000.00	2,200	100%		2,200	
Total Acres 8.00					Land Total	190,200	

Acpt Land	190,200	Accepted Bldg	0	Total	190,200
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Account: 1971 Card: 1 of 3

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 03/16/2020
Topography	Rolling	Sale Price 307,500
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3907P0119 B4086P0218
 Reference 2 U-15A-7B1/1 LOT 1/1 COASTAL COMMONS
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
1.00	Acres-Commercial Size Adj	15,000.00	15,000	100%		15,000
0.91	Acres-Commercial 1-20	15,000.00	13,650	100%		13,650
Total Acres 1.91						Land Total 163,650

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
STORE FRAME.....	2009	2400	D 100	195,440	Avq+	97%	100%	100%	189,577	
SELF SERVE FOOD	2009	2009	C 100	120,214	Good	98%	100%	100%	117,810	
Open Frame Porch	2009	600	C 100	12,379	Avq.	92%	100%	100%	11,389	
Frame Shed	2009	225	C 100	1,377	Avq.	92%	100%	100%	1,267	
Wood Deck	2009	651	C 100	6,790	Avq.	92%	100%	100%	6,247	
Frame Shed	2009	225	C 105	1,446	Avq.	92%	100%	100%	1,330	
Frame Shed	2009	384	C 105	2,468	Avq.	92%	100%	100%	2,271	
Frame Shed	2009	60	C 100	367	Avq.	92%	100%	100%	338	
Frame Shed	2009	160	C 100	979	Avq.	92%	100%	100%	901	
Outbuilding Total									331,130	
Acpt Land		163,700	Accepted Bldg			331,100	Total		494,800	

WISCASSET
 Name: GROVEST 101, LLC

Valuation Report

09/13/2022

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Map/Lot: U15A-007-B-1-1
 Location: 506 OLD BATH ROAD

Account: 1971 Card: 2 of 3

Neighborhood U.S. RTE 1
 Zoning/Use COMMERCIAL
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 03/16/2020
 Sale Price 307,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3907P0119 B4086P0218
 Reference 2 U-15A-7B1/1 LOT 1/1 COASTAL COMMONS
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	2009	200	C 100	1,224	Ava.	92%	100%	100%	1,126	
Wood Deck	2020	1238	B 100	14,695	Ava.	92%	100%	100%	13,519	
ONE STORY FRAME	2009	195	D 100	10,525	Ava.	92%	100%	100%	9,683	
Open Frame Porch	2020	40	D 100	894	Ava.	92%	100%	100%	822	
Frame Shed	2009	49	C 100	300	Ava.	92%	100%	100%	276	
Frame Shed	2009	48	C 100	294	Ava.	92%	100%	100%	270	
Frame Shed	2009	64	C 100	392	Ava.	92%	100%	100%	361	
Frame Shed	2009	120	C 100	734	Ava.	92%	100%	100%	675	
Frame Shed	2009	240	C 100	1,469	Ava.	92%	100%	100%	1,351	
Wood Deck	2011	392	C 100	4,148	Ava.	92%	100%	100%	3,816	
195 SFLA										
Accpt Land						0	Accepted Bldg		31,900	Total
									31,900	

WISCASSET
 Name: GROVEST 101, LLC

Valuation Report

09/13/2022

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Map/Lot: U15A-007-B-1-1
 Location: 506 OLD BATH ROAD

Account: 1971 Card: 3 of 3

Neighborhood U.S. RTE 1
 Zoning/Use COMMERCIAL
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 03/16/2020
 Sale Price 307,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3907P0119 B4086P0218
 Reference 2 U-15A-7B1/1 LOT 1/1 COASTAL COMMONS
 Tran/Land/Bldg 1 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
ONE STORY FRAME	2013	1124	C 100	70,542	Good	98%	100%	100%	69,131
Open Frame Porch	2013	175	C 100	3,773	Avg.	92%	100%	100%	3,471
1.50 ST GARAGE..	0			----- SOUND VALUE -----					6,000
1,319 SFLA								Outbuilding Total	78,602
Acpt Land		0	Accepted Bldg		78,600	Total			78,600

WISCASSET
Name: GROVEST 101, LLC

Valuation Report

09/13/2022

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Map/Lot:

U15A-007-B-1-1

Account: 1971

Location:

506 OLD BATH ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	163,700	331,100	494,800	163,700	331,100	494,800
2	0	31,900	31,900	0	31,900	31,900
3	0	78,600	78,600	0	78,600	78,600
TOTAL	163,700	441,600	605,300	163,700	441,600	605,300

WISCASSET
 Name: SHERMAN, NORMAN P

Valuation Report

09/13/2022

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Account: 2543 Card: 1 of 1

Map/Lot:
 Location:

U15A-007-C
 BATH ROAD

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 05/06/2014
Topography	Rolling	Sale Price 6,000
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Exempt Property

Reference 1 B4784P0017
 Reference 2 U-15A-007-C
 Tran/Land/Bldg 0 2 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Commercial	135,000	135,000	5%	Access	6,750	
1.00	Acres-Commercial Size Adj	15,000.00	15,000	5%	Access	750	
0.42	Acres-Commercial 1-20	15,000.00	6,300	5%	Access	315	
Total Acres 1.42					Land Total	7,815	

Accpt Land	7,800	Accepted Bldg	0	Total	7,800
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WISCASSET
Name: VANBOK, ERIC L

Valuation Report

09/13/2022

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Account: 2703 Card: 1 of 1

Map/Lot: U15A-7-12-ON
Location: 476 OLD BATH ROAD

Neighborhood SOUTHWEST

Zoning/Use RURAL
Topography Rolling
Utilities
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
FARM LAND 0 OPEN SPACE 0
Exemption(s) 55 0 0 Land Schedule 108

Outbuildings/Additions/Improvements									Value
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func Econ	Rcnld	
SOLAR PANELS	2016							2,900	
							----- SOUND VALUE -----	2,900	
							Outbuilding Total	2,900	
Accpt Land			0	Accepted Bldg			2,900	Total	2,900

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 03/01/2022
Topography	Level	Sale Price 1,000,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B1680P0222
 Reference 2 U-16-001/00 0000000000
 Tran/Land/Bldg 6 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
1.00	Acres-Commercial Size Adj	15,000.00	15,000	100%		15,000
2.00	Acres-Commercial Prime	150,000	300,000	100%		300,000
3.44	Acres-Commercial 1-20	15,000.00	51,600	100%		51,600
Total Acres 6.44					Land Total	501,600

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
MOTEL.....	1950	2512	B 100	187,195	Avq.	65%	100%	100%	121,677	
Open Frame Porch	0	48	C 100	1,201	Avq.	65%	75%	100%	586	
Open Frame Porch	0	96	C 100	2,173	Avq.	65%	75%	100%	1,059	
Frame Shed	0	248	C 100	1,518	Avq.	65%	75%	100%	740	
Frame Shed	2006	209	C 100	1,279	Avq.	92%	50%	100%	588	
Frame Shed	0	192	D 100	1,010	Avq.	65%	75%	100%	492	
Frame Shed	0	32	D 100	169	Avq.	65%	75%	100%	82	
Open Frame Porch	0	64	C 100	1,525	Avq.	65%	75%	100%	743	
Outbuilding Total									125,967	
Accpt Land		501,600	Accepted Bldg		126,000	Total			627,600	

Account: 1751 Card: 2 of 3

Map/Lot: U16-001
 Location: 596 BATH ROAD

Neighborhood SOUTHWEST
 Zoning/Use COMMERCIAL
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 03/01/2022
 Sale Price 1,000,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B1680P0222
 Reference 2 U-16-001/00 0000000000
 Tran/Land/Bldg 6 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
MOTEL.....	1950	3776	C 100	244.685	Avg.	65%	75%	100%	119,284
2S Open Fr Porch	1950	708	C 100	23.745	Avg.	65%	75%	100%	11,576
Open Frame Porch	1950	84	C 100	1.930	Avg.	65%	75%	100%	940
Outbuilding Total									131,800
Acpt Land			0	Accepted Bldg		131,800	Total		131,800

Neighborhood SOUTHWEST
 Zoning/Use COMMERCIAL
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 03/01/2022
 Sale Price 1,000,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B1680P0222
 Reference 2 U-16-001/00 0000000000
 Tran/Land/Bldg 6 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
MOTEL.....	1950	252	C 100	16,330	V.G.	85%	75%	100%	10,410
MOTEL.....	1950	252	C 100	16,330	V.G.	85%	75%	100%	10,410
MOTEL.....	1950	252	C 100	16,330	V.G.	85%	75%	100%	10,410
MOTEL.....	1950	252	C 100	16,330	V.G.	85%	75%	100%	10,410
Open Frame Porch	1950	224	C 100	4,765	V.G.	85%	100%	100%	4,050
Open Frame Porch	2009	96	C 100	2,173	Avg.	92%	75%	100%	1,499
MOTEL.....	2007	756	C 100	48,989	V.G.	98%	75%	100%	36,007
Unfin Basement	2006	1692	D 90	5,238	Avg.	92%	100%	100%	4,819
Outbuilding Total									88,015
Acpt Land		0		Accepted Bldg		88,000		Total	88,000

WISCASSET
Name: WISCASSET WOODS REALTY TRUST

Valuation Report

09/13/2022

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Map/Lot:

U16-001

Account: 1751

Location:

596 BATH ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	501,600	126,000	627,600	501,600	126,000	627,600
2	0	131,800	131,800	0	131,800	131,800
3	0	88,000	88,000	0	88,000	88,000
TOTAL	501,600	345,800	847,400	501,600	345,800	847,400

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date
Topography	Level	Sale Price
Utilities	All Public	Sale Type
Street	Paved	Financing
		Verified
		Validity

Reference 1 B1680P0222
 Reference 2 U-16-002/00 0000000000
 Tran/Land/Bldg 7 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
1.00	Acres-Commercial Size Adj	15,000.00	15,000	100%		15,000
0.28	Acres-Commercial 1-20	15,000.00	4,200	100%		4,200
Total Acres 1.28					Land Total	154,200

Outbuildings/Additions/Improvements							
Description	Year	Units	Grade	RCN	Cond	Percent Good	Value
						Phy Func Econ	Rcnld
1S AD/GAR.....	1950	728	C 100	48,734	Avq.	65% 75% 100%	23,758
Outbuilding Total							23,758
Acpt Land		154,200		Accepted Bldg		23,800 Total	
							178,000

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 06/27/2003
Topography	Level	Sale Price 335,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3089P0116 (06/03)
 Reference 2 U-16-003/00 0000000000
 Tran/Land/Bldg 6 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
1.00	Acres-Commercial Size Adj	15,000.00	15,000	100%		15,000
1.00	Acres-Commercial Prime	150,000	150,000	100%		150,000
1.26	Acres-Commercial 1-20	15,000.00	18,900	100%		18,900
Total Acres 3.26					Land Total	318,900

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
GARAGE MAS COM..	1994	3596	C 100	199,800	Avq.	86%	100%	100%	171,828	
OFFICE MASONRY..	1994	957	C 100	65,459	Avq.	86%	100%	100%	56,295	
PAVING.....	1994	16000	C 100	32,000	Avq.	86%	50%	100%	13,760	
Encl Frame Porch	1994	97	C 100	3,528	Avq.	86%	100%	100%	3,034	
WAREHOUSE MS....	1994	1584	C 100	76,571	Avq.	86%	100%	100%	65,851	
Open Frame Porch	1994	72	C 100	1,687	Avq.	86%	100%	100%	1,451	
Outbuilding Total									312,219	
Acpt Land		318,900	Accepted Bldg		312,200	Total		631,100		

WISCASSET

Valuation Report

09/13/2022

Name: JONES, CHRISTOPHER (TRUSTEE)

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WESTPORT INVESTMENT TRUST

Map/Lot:

U16-004

Account: 2481 Card: 1 of 1

Location:

OXHORN ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 12/08/2016
Sale Price 15,000
Sale Type Land Only
Financing Cash Sale
Verified Public Record
Validity Other Non Valid

Reference 1 B2753P0141

Reference 2 U-16-4

Tran/Land/Bldg 6 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 109

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Accpt Land 38,400 Accepted Bldg 0 Total 38,400

Valuation Report

Account: 1754 Card: 1 of 1

Location: 56 OXHORN ROAD

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 07/27/2006
Topography	Level	Sale Price 67,500
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3712P0074
 Reference 2 U-16-004/00 0000000000
 Tran/Land/Bldg 6 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	175%	Neighborho	57,750
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
1.26	Acres-Rear Land 1-10	2,000.00	2,520	100%		2,520
Total Acres 2.26					Land Total	63,570

Dwelling Description				Replacement Cost New	
Cape Cod	One Story	486 Sqft	Grade B 95	Base	47,318
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-2,639
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	Floor & Stairs			Attic	905
FirePlaces	1			Fireplace	5,578
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1825	2007	TYPICAL	TYPICAL	Above Average	Typical	53,644				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		75%	100%	100%	40,233			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
1.75 Story/BSMT	2006	532	B 100	62,593	Avq.	92%	100%	100%	57,586	
ONE STORY FRAME	2007	20	C 100	1,255	Avq.	92%	100%	100%	1,155	
Open Frame Porch	2007	132	C 100	2,902	Avq.	92%	100%	100%	2,670	
APT	2013	450	B 95	30,854	Avq.	92%	60%	100%	17,032	
Wood Deck	2015	192	C 100	2,108	Avq.	92%	100%	100%	1,939	
1,437 SFLA										
						Outbuilding Total		80,382		
Acpt Land		63,600		Accepted Bldg		120,600		Total		184,200

Valuation Report

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 08/12/2005
Topography	Level	Sale Price 275,000
Utilities	All Public	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3533P0224
 Reference 2 U-16-005/00 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Franchise	225,000	225,000	100%		225,000
1.00	Acres-Franchise Size Adj	22,500.00	22,500	100%		22,500
0.47	Acres-Commercial 1-20	15,000.00	7,050	100%		7,050
Total Acres 1.47					Land Total	254,550

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
FAST FOOD	2006	2052	B 100	333,157	Exc.	99%	100%	100%	329,825
CONCRETE PLATFRM	2006	2092	B 100	13,641	Avq.	92%	100%	100%	12,550
Encl Frame Porch	2006	72	B 100	3,118	Avq+	97%	100%	100%	3,024
COOLER.....	2006	168	B 100	8,277	Avq.	92%	100%	100%	7,615
CONCRETE PLATFRM	2006	30	B 100	196	Avq.	92%	100%	100%	180
CONCRETE PLATFRM	2006	110	B 100	718	Avq.	92%	100%	100%	661
PAVING.....	2006	14000	C 100	28,000	Avq.	92%	100%	100%	25,760
Outbuilding Total									379,615
Acpt Land		254,600	Accepted Bldg		379,600	Total			634,200

Valuation Report

Account: 1756 Card: 1 of 1

Location: 19 OXHORN ROAD

Neighborhood SOUTHEAST
Zoning/Use RURAL
Topography Level
Utilities Public Sewer
Street Paved

Sale Data
Sale Date 08/12/2020
Sale Price 84,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B1359P0183
Reference 2 U-16-005/A0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 2 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	175%	Neighborhood	57,750
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.22	Acres-Rear Land 1-10	2,000.00	440	100%		440
Total Acres 1.22					Land Total	61,490

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	800 Sqft	Grade B 95	Base	107,488
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,489
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-186
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1810	0	TYPICAL	TYPICAL	Below Average	Typical	108,791			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		57%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1810	234	B 95	16,045	Avq-	57%	100%	100%	9,146
Unfinished Attic	1810	234	B 95	1,114	Avq-	57%	100%	100%	635
Frame Garage	1810	864	D 100	19,826	Avq-	57%	100%	100%	11,301
1,434 SFLA									21,082
Outbuilding Total									21,082
Accpt Land			61,500	Accepted Bldg		83,100	Total		144,600

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 07/15/2021
Topography	Level	Sale Price 400,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4571P0124
 Reference 2 U-16-006/00 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000	
0.77	Acres-Commercial Size Adj	15,000.00	11,550	100%		11,550	
Total Acres 0.77					Land Total	146,550	

Outbuildings/Additions/Improvements									Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
GARAGE FRAME ..	2013	1292	A 100	66,845	Avg.	92%	100%	100%	61,497	
OFFICE WOOD.....	2013	952	C 100	59,748	Avg.	92%	100%	100%	54,968	
Frame Shed	2021			----- S O U N D V A L U E -----					7,500	
								Outbuilding Total	123,965	
Accpt Land		146,600		Accepted Bldg		124,000		Total		270,600

WISCASSET

Valuation Report

09/13/2022

Name: IRVING OIL LIMITED

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ATTN: CORPORATE REAL ESTATE

Map/Lot:

U16-007

Account: 1758 Card: 1 of 1

Location:

647 BATH ROAD

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 01/24/2014
Topography	Level	Sale Price 0
Utilities	NoWater/NoSewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4755P0250
 Reference 2 U-16-007/00 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.30	Acres-Franchise Prime	150,000	345,000	100%		345,000
				Land Total		345,000

Outbuildings/Additions/Improvements							
Description	Year	Units	Grade	RCN	Cond	Percent Good	Value
						Phy Func Econ	Rcnld
CANOPY AV.....	1992	1104	C 100	20,402	Avq.	85% 100% 100%	17,342
PAVING.....	1992	25000	C 100	50,000	Avq.	85% 50% 100%	21,250
Outbuilding Total							38,592

Acpt Land	345,000	Accepted Bldg	38,600	Total	383,600
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Name: IRVING OIL LIMITED

ATTN: CORPORATE REAL ESTATE

Map/Lot:

U16-008

Account: 1759 Card: 1 of 1

Location:

639 BATH ROAD

Neighborhood U.S. RTE 1

Zoning/Use COMMERCIAL
 Topography Level
 Utilities All Public
 Street Paved

Sale Data	
Sale Date	01/24/2014
Sale Price	2,083,333
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B4755P0250
 Reference 2 U-16-008/00 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Franchise	225,000	225,000	100%		225,000
1.00	Acres-Franchise Size Adj	22,500.00	22,500	100%		22,500
0.58	Acres-Franchise Prime	150,000	87,000	100%		87,000
Total Acres 1.58					Land Total	334,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
CONVENIENCE STORE	1992	4096	AA100	514,636	Exc.	97%	100%	100%	499,197
CANOPY AV.....	1992	936	B 100	19,892	B Gr	97%	100%	100%	19,295
CANOPY AV.....	1992	2784	B 100	59,165	B Gr	97%	100%	100%	57,390
CANOPY AV.....	1992	1104	C 100	20,402	C Gr	97%	100%	100%	19,790
PAVING.....	1992	60000	C 100	120,000	Avq.	85%	100%	100%	102,000
COOLER.....	2010	224	C 100	9,596	Avq.	92%	100%	100%	8,828
COOLER.....	2008	270	C 100	11,567	Avq.	92%	100%	100%	10,642
COOLER.....	2011	144	C 100	6,169	Avq.	92%	100%	100%	5,675
Outbuilding Total									722,817

Acpt Land	334,500	Accepted Bldg	722,800	Total	1,057,300
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Valuation Report

Account: 1761 Card: 1 of 1

Location: 611 BATH ROAD

Neighborhood SOUTHWEST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 04/14/2015
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B1455P0305
Reference 2 U-16-009/A0 0000000000
Tran/Land/Bldg 1 1 2
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	95%		28,500
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
1.00	Acres-Rear Land 1-10	2,000.00	2,000	100%		2,000
Total Acres 2.00						Land Total 33,500

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,560 Sqft	Grade D 100	Base	89,672
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,288
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,391
Insulation	Minimal			Insulation	-1,905
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1999	0	TYPICAL	TYPICAL	Below Average	Typical	80,801			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		79%	80%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1999	208	D 100	3,819	Avq-	78%	100%	100%	2,979
1 ST BARN.....	1999	320	D 100	8,643	Avq.	88%	50%	100%	3,803
1 ST BARN.....	1999	480	D 100	11,730	Avq.	88%	50%	100%	5,161
Wood Deck	1999	196	D 100	1,848	Avq.	88%	100%	100%	1,626
Wood Deck	1999	36	D 100	445	Avq-	79%	100%	100%	352
1,560 SFLA									Outbuilding Total 13,921
Acpt Land		33,500		Accepted Bldg		65,000		Total	98,500

Valuation Report

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	RURAL	Sale Date 08/27/2007
Topography	Level	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B3899P0312
 Reference 2 U-16-010/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 2 50 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	5,000.00	5,000	100%		5,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
24.94	R 20+-Rear 20+	500.00	12,470	100%		12,470
Total Acres 45.94			Land Total			92,470

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,065 Sqft	Grade C 105	Base		104,640
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition				Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1956	0	TYPICAL	TYPICAL	Average	Typical		104,640
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None			71%	100%	100%	74,294

Outbuildings/ Additions/ Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	1956	20	C 105	666	Avq.	71%	100%	100%	473
Frame Garage	1978	560	D 100	13,871	Avq-	69%	100%	100%	9,571
Frame Shed	1956	64	D 100	337	Fair	44%	100%	100%	148
Wood Deck	2005	160	C 100	1,782	Avq.	91%	100%	100%	1,622
BSMT ENTRY.....	1956	72	C 105	925	Avq.	71%	100%	100%	657
Outbuilding Total									12,471

Acpt Land	92,500	Accepted Bldg	86,800	Total	179,300
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Neighborhood U.S. RTE 1

Zoning/Use COMMERCIAL
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B0829P0114
 Reference 2 U-16-011/00 0000000000
 Tran/Land/Bldg 6 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
1.00	Acres-Commercial Size Adj	15,000.00	15,000	100%		15,000
1.00	Acres-Commercial Prime	150,000	150,000	100%		150,000
1.17	Acres-Commercial 1-20	15,000.00	17,550	100%		17,550
Total Acres 3.17						Land Total
						317,550

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
2.00 ST BARN....	1900	2960	C 100	169,153	Avq-	57%	100%	100%	96,417
1 ST BARN.....	1975	384	C 100	11,486	Avq-	67%	100%	100%	7,696
1.25 ST BARN....	1975	960	C 100	30,514	Avq-	67%	100%	100%	20,444
1 ST BARN.....	1975	384	C 100	11,486	Avq-	67%	100%	100%	7,696
CANOPY AV.....	0	14	C 100	259	Avq.	65%	100%	100%	168
Open Frame Porch	0	144	D 100	2,705	Fair	42%	100%	100%	1,136
Frame Shed	2014	1960	D 100	10,316	Poor	60%	50%	100%	3,095
Outbuilding Total									136,652

Acpt Land	317,600	Accepted Bldg	136,700	Total	454,300
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Name: REED, RANDY S

Page 2381

REED, JEANETTE M

Map/Lot:

U16-013

Account: 1765 Card: 1 of 1

Location:

26 OXHORN ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 10/01/1994
Sale Price 22,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2016P0238
Reference 2 U-16-013/00 0000000000
Tran/Land/Bldg 1 1 2
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 109

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value and Acres-HS Size Adj.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Double Wide, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes sub-table for Outbuildings/Additions/Improvements.

Acpt Land 36,300 Accepted Bldg 42,200 Total 78,500

Name: JEWETT, LARRY S

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JEWETT, CAROL A

Map/Lot:

U16-014

Account: 1766 Card: 1 of 2

Location:

58 OXHORN ROAD

Neighborhood SOUTHWEST

Zoning/Use RURAL
Topography Rolling
Utilities All Public
Street Paved

Reference 1 B1986P0028
Reference 2 U-16-014/00 0000000000
Tran/Land/Bldg 6 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 108

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, Acres-Rear Land 11-20, R 20+-Rear 20+, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Price/Unit, Grade, Influence, Replacement Cost New. Rows include Colonial Two Story, Exterior CLAPBOARD, Dwelling Units, Foundation Concrete, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, and Value(Rcnld).

Outbuildings/ Additions/ Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include 1.75 ST GARAGE., FA/1FR, Wood Deck, 1/2S AD/GAR., Swimming Pool, Frame Shed, Open Frame Porch, 1 Story/BASEMENT, 1.50 S Barn, Frame Shed, and 2,366 SFLA.

Acpt Land

86,900

Accepted Bldg

334,400 Total

421,300

WISCASSET

Valuation Report

09/13/2022

Name: JEWETT, LARRY S

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JEWETT, CAROL A

Map/Lot:

U16-014

Account: 1766 Card: 2 of 2

Location:

58 OXHORN ROAD

Neighborhood SOUTHWEST

Zoning/Use RURAL
Topography Rolling
Utilities All Public
Street Paved

Reference 1 B1986P0028
Reference 2 U-16-014/00 0000000000
Tran/Land/Bldg 6 0 0
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 108

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Percent Good (Func, Econ), Value Rcnld. Includes rows for ONE STORY FRAME, QUONSET, 2,606 SFLA, and summary rows for Accpt Land, Accepted Bldg, and Total.

WISCASSET

Valuation Report

09/13/2022

Name: JEWETT, LARRY S

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JEWETT, CAROL A

Map/Lot:

U16-014

Account: 1766

Location:

58 OXHORN ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	86,900	334,400	421,300	86,900	334,400	421,300
2	0	33,600	33,600	0	33,600	33,600
TOTAL	86,900	368,000	454,900	86,900	368,000	454,900

Neighborhood SOUTHWEST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 08/20/2015
Sale Price 369,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2094P0064
Reference 2 U-16-015/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 11 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	175%	Neighborhood	52,500
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
4.00	Acres-Rear Land 1-10	2,000.00	8,000	100%		8,000
Total Acres 5.00						Land Total 63,500

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,200 Sqft	Grade A 100	Base	207,790
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,611
Attic	Floor & Stairs			Attic	2,740
FirePlaces	1			Fireplace	6,841
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	TYPICAL	TYPICAL	Average	Typical	224,982
Functional Obsolescence						Value(Rcnld)
None						197,984

Outbuildings/Additions/Improvements		Economic Obsolescence		Phys. %		Func. %		Econ. %		Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
1 Story/BASEMENT	1998	135	C 100	10,002	Avq.	88%	100%	100%	8,802	
Open Frame Porch	1998	150	C 100	3,267	Avq.	88%	100%	100%	2,875	
ONE STORY FRAME	2010	280	C 100	17,573	Avq.	92%	100%	100%	16,167	
1.50 ST GARAGE..	1998	728	C 100	42,801	Avq.	88%	100%	100%	37,665	
Wood Deck	2014	320	A 100	4,575	Avq.	92%	100%	100%	4,209	
APT	2015	1000	D 100	53,974	Avq.	92%	100%	100%	49,656	
Outbuilding Total									119,374	

Acpt Land	63,500	Accepted Bldg	317,400	Total	380,900
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WISCASSET
 Name: DAVIS, CHARLES
 DAVIS, LUCILA

Valuation Report

09/13/2022

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Account: 2109 Card: 1 of 1

Map/Lot: U16-017
 Location: 22 OXHORN ROAD

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 11/01/1999
 Sale Price 30,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B2522P0276
 Reference 2 U16-017/00 SER#PAFLV22B43417
 Tran/Land/Bldg 1 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
1.00	Acres-Rear Land 1-10	2,000.00	2,000	100%		2,000
Total Acres 2.00			Land Total			38,300

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,568 Sqft	Grade D 100	Base	90,132
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,361
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,915
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1998	0	TYPICAL	TYPICAL	Below Average	Typical	76,787			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		79%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1999	64	C 100	803	Avq.	88%	100%	100%	707
Encl Frame Porch	1999	336	C 100	11,331	Avq.	88%	100%	100%	9,971
Frame Shed	2000	144	C 100	881	Avq.	89%	100%	100%	784
1,568 SFLA						Outbuilding Total			11,462
Accpt Land		38,300		Accepted Bldg		72,100		Total	110,400

WISCASSET
 Name: JUNTURA, CECILIO

Valuation Report

09/13/2022

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Map/Lot:
 Location:

U16-017-A
 OXHORN ROAD

Account: 2180 Card: 1 of 1

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 11/01/1999
 Sale Price 15,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B2522P0278
 Reference 2 U-16-17/A
 Tran/Land/Bldg 8 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
6.50	Acres-Rear Land 1-10	2,000.00	13,000	100%		13,000
Total Acres 7.50					Land Total	49,300
Accpt Land		49,300	Accepted Bldg		0	Total
						49,300

WISCASSET
 Name: JUNTURA, ADELINA H

Valuation Report

09/13/2022

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Map/Lot:

U16-017-B

Account: 2586 Card: 1 of 1

Location:

OXHORN ROAD

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 06/13/2014
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B4797P0243
 Reference 2 U-16-017-B
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
1.50	Acres-Rear Land 1-10	2,000.00	3,000	100%		3,000
Total Acres 2.50					Land Total	39,300

Accpt Land 39,300 **Accepted Bldg** 0 **Total** 39,300

WISCASSET
 Name: DAVIS, CHARLES
 DAVIS, LUCILA

Valuation Report

09/13/2022
 Page 2389
 U16-017-C
 OXHORN ROAD

Account: 2593 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 09/04/2009
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B4198P0073 (9/09)
 Reference 2 U16-17-C
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
2.00	Acres-Rear Land 1-10	2,000.00	4,000	100%		4,000
Total Acres 3.00					Land Total	40,300
Accpt Land		40,300	Accepted Bldg		0	Total
						40,300

WISCASSET
 Name: CLEODORA, LLC

Valuation Report

09/13/2022

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Map/Lot: U16-018

Account: 2097 Card: 1 of 1

Location: 654 BATH ROAD

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	RURAL	Sale Date 03/21/2014
Topography	Rolling	Sale Price 100,000
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4765P0307
 Reference 2 U-16-018/00
 Tran/Land/Bldg 9 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
1.00	Acres-Commercial Size Adj	15,000.00	15,000	100%		15,000
2.44	Acres-Commercial 1-20	15,000.00	36,600	100%		36,600
Total Acres 3.44					Land Total	186,600

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
WAREHOUSE ST....	2015	5000	D 100	188,856	Avq.	92%	50%	100%	86,874	
Outbuilding Total									86,874	
Acpt Land		186,600	Accepted Bldg		86,900	Total			273,500	

WISCASSET
 Name: JONES, DEREK J/T
 JONES, BRITTANY

Valuation Report

09/13/2022

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Account: 2098 Card: 1 of 1

Map/Lot: U16-019
 Location: 45 OXHORN ROAD

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 10/15/2012
Topography	Above Street	Sale Price 0
Utilities	NoWater/NoSewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4598P0080 B4601P0205
 Reference 2 U-16-019/00
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.29	Acres-Rear Land 1-10	2,000.00	580	100%		580
Total Acres 1.29						Land Total 36,880

Dwelling Description				Replacement Cost New		
Raised Ranch	One Story	1,080 Sqft	Grade C 100	Base		96,249
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	256 Sqft, Grade C	Basement Gar	None	Fin Bsmt		11,400
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	5	HEARTH				
Bedrooms	3	Add Fixtures	2			
Baths	1	Half Baths	2	Plumbing		6,816
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2006	0	TYPICAL	TYPICAL	Average	Typical	114,465			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		92%	100%	100%	105,308		
Outbuildings/Additions/Improvements							Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	2018	120	C 100	1,374	Avg.	92%	100%	100%	1,264
Frame Shed	2017	200	B 100	1,408	Avg.	92%	100%	100%	1,295
1,080 SFLA						Outbuilding Total			2,559
Acpt Land		36,900	Accepted Bldg		107,900	Total		144,800	

Name: APRIL, MORGAN ROSE

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APRIL, CODY JOSEPH

Map/Lot: U17-001

Account: 1769 Card: 1 of 1

Location: 35 BORSKI'S WAY

Neighborhood SOUTHEAST

Zoning/Use RURAL

Topography Level

Utilities Drilled WellSeptic System

Street Paved

Sale Data

Sale Date 05/07/2021

Sale Price 397,000

Sale Type Land & Buildings

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Reference 1 B4153P0161

Reference 2 U-17-001/00 0000000000

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	175%	Neighborhood	57,750
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
2.20	Acres-Rear Land 1-10	2,000.00	4,400	100%		4,400
Total Acres 3.20						Land Total 65,450

Dwelling Description				Replacement Cost New		
Colonial	Two Story	1,008 Sqft	Grade B 100	Base		181,820
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	756 Sqft, Grade B	Basement Gar	None	Fin Bsmt		38,715
Heating	100% Hot Water BB	Cooling	100% None	Heat		0
Rooms	8	HEARTH		HEARTHS		0
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		6,532
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2003	0	TYPICAL	TYPICAL	Average	Typical	227,067			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		90%	100%	100%	204,360		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2003	672	B 100	21,482	Avq.	90%	100%	100%	19,334
Wood Deck	2003	432	B 100	5,239	Avq.	90%	100%	100%	4,715
Wood Deck	2009	224	C 100	2,435	Avq.	92%	100%	100%	2,240
Wood Deck	2009	40	C 100	558	Avq.	92%	100%	100%	513
2,016 SFLA									Outbuilding Total 26,802
Acpt Land		65,500		Accepted Bldg		231,200		Total 296,700	

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date
Topography	Level	Sale Price
Utilities	All Public	Sale Type
Street	Paved	Financing
		Verified
		Validity

Reference 1 B3361P0125 (09/04)
 Reference 2 U-17-001/A0 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
1.00	Acres-Commercial Size Adj	15,000.00	15,000	100%		15,000
9.10	Acres-Commercial Prime	150,000	1,365,000	100%		1,365,000
Total Acres 10.10					Land Total	1,515,000

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
STORE FRAME.....	1980	43200	C 100	4,090,608	Avq.	79%	100%	100%	3,231,580	
COV LOAD DOCK...	0	7200	C 100	144,504	Avq.	65%	100%	100%	93,928	
Encl Frame Porch	0	440	C 100	14,726	Avq.	65%	100%	100%	9,572	
Open Frame Porch	0	231	C 100	4,907	Avq.	65%	100%	100%	3,190	
PAVING.....	0	65340	C 100	130,680	Avq.	65%	50%	100%	42,471	
SPRINKER/100SF..	0	432	C 100	82,470	Avq.	65%	100%	100%	53,606	
Outbuilding Total									3,434,347	
Accpt Land		1,515,000	Accepted Bldg		3,434,300	Total			4,949,300	

Name: SCHUTTE, FRANK N J/T

Page 2394

SCHUTTE, VANESSA J

Map/Lot:

U17-001-B

Account: 2108 Card: 1 of 1

Location:

4 BORSKI'S WAY

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 08/27/2004
Sale Price 40,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3352P0315 (09/04)
Reference 2 U-17-001/B
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 109

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Replacement Cost New, and Value. Rows include Raised Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 2004, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Above Average, Layout Typical, Total 193,283.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include 1SFr Overhang, Frame Shed, Frame Garage, Wood Deck, Open Frame Porch, Frame Shed, and 1,385 SFLA.

Acpt Land 54,500 Accepted Bldg 216,500 Total 271,000

Valuation Report

Account: 2107 Card: 1 of 1

Location: 10 BORSKI'S WAY

Neighborhood	SOUTHEAST	Sale Data	
Zoning/Use	RURAL	Sale Date	03/17/2003
Topography	Rolling	Sale Price	38,000
Utilities	Drilled WellSeptic System	Sale Type	Land Only
Street	Paved	Financing	Unknown
		Verified	Public Record
		Validity	Arms Length Sale

Reference 1 B3021P0157 03/03
 Reference 2 U-17-001/C
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	175%	Neighborhood	57,750
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
1.50	Acres-Rear Land 1-10	2,000.00	3,000	100%		3,000
Total Acres 2.50			Land Total			64,050

Dwelling Description				Replacement Cost New		
Modern/Contemp.	One & 3/4 Story	792 Sqft	Grade A 100	Base		139,884
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	100% None	Heat		0
Rooms	7	HEARTH		HEARTHS		0
Bedrooms	3	Add Fixtures	1			
Baths	2	Half Baths	1	Plumbing		9,133
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2003	0	TYPICAL	TYPICAL	Above Average	Typical	149,017			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		96%	100%	100%	143,056		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	2003	576	A 100	46,321	Avq+	96%	100%	100%	44,468
Open Frame Porch	2003	62	A 100	1,990	Avq+	96%	100%	100%	1,910
1,386 SFLA	Outbuilding Total								46,378
Acpt Land		64,100	Accepted Bldg		189,400	Total		253,500	

Valuation Report

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 06/07/2021
Topography	Rolling	Sale Price 490,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B3958P0291
Reference 2	U-17-001/D
Tran/Land/Bldg	9 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	110%	Neighborho	36,300
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
1.38	Acres-Rear Land 1-10	2,000.00	2,760	100%		2,760
Total Acres 2.38						Land Total 42,360

Dwelling Description				Replacement Cost New		
Colonial	Two Story	916 Sqft	Grade B 100	Base		165,226
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	800 Sqft, Grade B	Basement Gar	None	Fin Bsmt		40,969
Heating	100% Heat Pump	Cooling	0% None	Heat		0
Rooms	0	HEARTH				
Bedrooms	3	Add Fixtures	1			
Baths	3	Half Baths	1	Plumbing		11,758
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
2020	0	TYPICAL	TYPICAL	Average	Typical	217,953				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	92%	100%	100%	200,517					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Open Frame Porch	2020	108	B 100	2,778	Avq.	92%	100%	100%	2,556	
Frame Garage	2020	576	B 100	18,967	Avq.	92%	100%	100%	17,450	
Wood Deck	2020	144	B 100	1,862	Avq.	92%	100%	100%	1,713	
1,832 SFLA									Outbuilding Total 21,719	
Acpt Land		42,400		Accepted Bldg		222,200		Total		264,600

Name: CREATINI, STEFANO G

Page 2397

CREATINI, TESSA

Map/Lot:

U17-001-E

Account: 2105 Card: 1 of 1

Location:

22 BORSKI'S WAY

Neighborhood SOUTHEAST

Zoning/Use RURAL

Topography Rolling

Utilities Drilled WellSeptic System

Street Paved

Sale Data

Sale Date 03/28/2022

Sale Price 0

Sale Type Land & Buildings

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Reference 1 B3407P0114 (12/04)

Reference 2 U-17-001/E

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	175%	Neighborhood	57,750
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
1.19	Acres-Rear Land 1-10	2,000.00	2,380	100%		2,380
Total Acres 2.19					Land Total	63,430

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	1,120 Sqft	Grade B 95	Base		158,117
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	900 Sqft, Grade B	Basement Gar	None	Fin Bsmt		43,785
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	6	HEARTH				
Bedrooms	4	Add Fixtures	0			
Baths	4	Half Baths	0	Plumbing		11,170
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2005	0	TYPICAL	TYPICAL	Above Average	Typical	213,072			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		96%	100%	100%			
Outbuildings/Additions/Improvements						Value(Rcnld)			
None						204,549			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2005	576	C 100	16,493	Avg.	91%	100%	100%	15,009
1,960 SFLA									15,009

Acpt Land 63,400 **Accepted Bldg** 219,600 **Total** 283,000

Name: HOLLAND, AMY

Page 2398

HOLLAND, DOUGLASS

Map/Lot:

U17-001-F

Account: 2104 Card: 1 of 1

Location:

26 BORSKI'S WAY

Neighborhood SOUTHEAST

Zoning/Use RURAL

Topography Rolling

Utilities Drilled WellSeptic System

Street Paved

Sale Data

Sale Date 03/19/2021

Sale Price 325,000

Sale Type Land & Buildings

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Reference 1 B3404P0221 (07/04)

Reference 2 U-17-001/F

Tran/Land/Bldg 6 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) 50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	175%	Neighborho	57,750
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
1.04	Acres-Rear Land 1-10	2,000.00	2,080	100%		2,080
Total Acres 2.04					Land Total	63,130

Dwelling Description

Replacement Cost New

Cape Cod	One Story	1,738 Sqft	Grade B 95	Base	169,216
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	375 Sqft, Grade B	Basement Gar	2 CAR	Fin Bsmt	22,157
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,723
Attic	Floor & Stairs			Attic	3,235
FirePlaces	1			Fireplace	5,578
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Above Average	Typical	203,909
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		96%	100%	100%
						195,753

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Open Frame Porch	2004	24	B 95	781	Avq+	96%	100%	100%	750
Wood Deck	2004	168	B 95	2,037	Avq+	96%	100%	100%	1,956
1,738 SFLA									2,706
Outbuilding Total								2,706	

Acpt Land 63,100 **Accepted Bldg** 198,500 **Total** 261,600

Name: LOYOLA, MARIA Q

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LOYOLA, EDGAR C

Map/Lot:

U17-001-G

Account: 2103 Card: 1 of 1

Location:

28 BORSKI'S WAY

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 02/08/2019
 Sale Price 256,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3298P0110 (06/04)
 Reference 2 U-17-001/G
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	175%	Neighborho	57,750
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.10	Acres-Rear Land 1-10	2,000.00	200	100%		200
Total Acres 1.10			Land Total			61,250

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	1,292 Sqft	Grade B 100	Base		191,999
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	100% None	Heat		0
Rooms	6	HEARTH		HEARTHS		0
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		3,919
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2004	0	TYPICAL	TYPICAL	Above Average	Typical	195,918			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	96%	100%	100%	188,081				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2004	150	B 100	12,781	Avq.	91%	100%	100%	11,631
Wood Deck	2004	60	C 100	762	Avq.	91%	100%	100%	693
Open Frame Porch	2004	60	C 100	1,444	Avq.	91%	100%	100%	1,314
Wood Deck	2004	168	C 100	1,864	Avq.	91%	100%	100%	1,696
2,411 SFLA									15,334
Acpt Land									61,300
Accepted Bldg									203,400
Total									264,700

Name: CLARKE, KENNETH J JR

Page 2400

CLARKE, DANIELLE M.

Map/Lot:

U17-001-H

Account: 2099 Card: 1 of 1

Location:

29 BORSKI'S WAY

Neighborhood SOUTHEAST

Zoning/Use RURAL

Topography Rolling

Utilities Drilled WellSeptic System

Street Paved

Sale Data

Sale Date 04/23/2018

Sale Price 228,000

Sale Type Land & Buildings

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Reference 1 B3646P0310 (03/06)

Reference 2 U-17-001/H

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	175%	Neighborhood	57,750
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.05	Acres-Rear Land 1-10	2,000.00	100	100%		100
Total Acres 1.05			Land Total			61,150

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 105	Base		157,285
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	100% None	Heat		0
Rooms	7	HEARTH				
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		4,115
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Above Average	Typical	161,400
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	96%	100%	100%	154,944	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2005	180	B 105	2,398	Avq+	96%	100%	100%	2,302
Wood Deck	2005	28	B 105	526	Avq+	96%	100%	100%	505
1,764 SFLA	Outbuilding Total								2,807

Acpt Land 61,200 **Accepted Bldg** 157,800 **Total** 219,000

WISCASSET
 Name: PARADIS JR., WILLIAM W
 PARADIS, SHAYE L

Valuation Report

09/13/2022

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Account: 2100 Card: 1 of 1

Map/Lot: U17-001-J
 Location: 15 BORSKI'S WAY

Neighborhood SOUTHEAST

Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data	
Sale Date	08/24/2009
Sale Price	252,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B4193P0003
 Reference 2 U-17-001/J
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	175%	Neighborho	57,750
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.18	Acres-Rear Land 1-10	2,000.00	360	100%		360
Total Acres 1.18						Land Total 61,410

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,597 Sqft	Grade C 100	Base	196,406
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	TYPICAL	Average	Typical	202,086
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		90%	100% 100%	181,877

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	2003	576	C 100	34,568	Avq.	90%	100%	100%	31,111
Open Frame Porch	2003	84	C 100	1,930	Avq.	90%	100%	100%	1,737
Wood Deck	2004	128	C 100	1,456	Avq.	91%	100%	100%	1,325
Frame Garage	2004	360	C 100	11,573	Avq.	91%	100%	100%	10,531
ONE STORY FRAME	2004	70	C 100	4,393	Avq+	96%	100%	100%	4,217
Open Frame Porch	2004	110	C 100	2,457	Avq.	91%	100%	100%	2,236
ONE STORY FRAME	2004	98	C 100	6,150	Avq+	96%	100%	100%	5,904
2,564 SFLA									57,061

Acpt Land 61,400 **Accepted Bldg** 238,900 **Total** 300,300

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 08/14/2017
Topography	Rolling	Sale Price 30,000
Utilities	Drilled WellSeptic System	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3387P0143 (11/04)
 Reference 2 U-17-001/K
 Tran/Land/Bldg 8 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	110%	Neighborhood	36,300
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.33	Acres-Rear Land 1-10	2,000.00	660	100%		660
Total Acres 1.33					Land Total	40,260

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,456 Sqft	Grade C 100	Base	136,245
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,408
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2017	0	TYPICAL	TYPICAL	Average	Typical	139,653			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	92%	100%	100%	128,481				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2017	672	C 100	18,680	Avq.	92%	100%	100%	17,186
Open Frame Porch	2017	120	C 100	2,659	Avq.	92%	100%	100%	2,446
Wood Deck	2017	312	C 100	3,332	Avq.	92%	100%	100%	3,065
1,456 SFLA									
Outbuilding Total									22,697
Acpt Land		40,300	Accepted Bldg		151,200	Total		191,500	

Name: GERARD, GARY C J/T

Page 2403

GERARD, KATHERINE LAURA

Map/Lot:

U17-001-L

Account: 2101 Card: 1 of 1

Location:

7 BORSKI'S WAY

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 11/02/2004
 Sale Price 240,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3390P0136 (11/04)
 Reference 2 U-17-001/L
 Tran/Land/Bldg 0 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	150%		49,500
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.49	Acres-Rear Land 1-10	2,000.00	980	100%		980
Total Acres 1.49						53,780

Dwelling Description

Replacement Cost New

Ranch	One Story	1,312 Sqft	Grade B 100	Base	141,186
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2004	0	TYPICAL	TYPICAL	Above Average	Typical	141,186			
Functional Obsolescence						Value(Rcnld)			
None									
Economic Obsolescence						Value			
None									
Phys. %						Rcnld			
96%									
Func. %						Value			
100%									
Econ. %						Rcnld			
100%									
Percent Good						Value			
100%									
Outbuildings/Additions/Improvements						Rcnld			
Description	Year	Units	Grade	RCN	Cond		Phy	Func	Econ
Open Frame Porch	2004	116	B 100	2,965	Avq+	96%	100%	100%	2,846
Wood Deck	2004	116	B 100	1,533	Avq+	96%	100%	100%	1,472
Frame Garage	2004	576	B 100	18,967	Avq+	96%	100%	100%	18,208
Wood Deck	2004	180	B 100	2,284	Avq+	96%	100%	100%	2,193
BSMT ENTRY.....	2004	30	B 100	422	Avq+	96%	100%	100%	405
1,312 SFLA						Outbuilding Total			25,124

Acpt Land

53,800

Accepted Bldg

160,700

Total

214,500

WISCASSET
 Name: KEPRAN, LLC

Valuation Report

09/13/2022

Page 2404

Map/Lot:

U17-001-M

Account: 2363 Card: 1 of 1

Location:

BORSKI'S WAY

Neighborhood SOUTHEAST

Zoning/Use RURAL
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B3086P0128

Reference 2 U-17-1/M

Tran/Land/Bldg 9 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	110%		36,300
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
1.40	Acres-Rear Land 1-10	2,000.00	2,800	100%		2,800
Total Acres 2.40					Land Total	42,400

Accpt Land	42,400	Accepted Bldg	0	Total	42,400
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WISCASSET
 Name: KEPRAN, LLC

Valuation Report

09/13/2022

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Map/Lot:

U17-001-N

Account: 2364 Card: 1 of 1

Location:

BORSKI'S WAY

Neighborhood SOUTHEAST

Zoning/Use RURAL
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B3086P0128

Reference 2 U-17-1/N

Tran/Land/Bldg 9 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	110%	Neighborho	36,300
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
1.30	Acres-Rear Land 1-10	2,000.00	2,600	100%		2,600
Total Acres 2.30					Land Total	42,200

Accpt Land	42,200	Accepted Bldg	0	Total	42,200
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Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date
Topography	Rolling	Sale Price
Utilities	All Public	Sale Type
Street	Paved	Financing
		Verified
		Validity

Reference 1 B0930P0131
 Reference 2 U-17-002/0 0000000000
 Tran/Land/Bldg 9 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000	
1.00	Acres-Commercial Size Adj	15,000.00	15,000	100%		15,000	
1.00	Acres-Commercial Prime	150,000	150,000	100%		150,000	
0.17	Acres-Commercial 1-20	15,000.00	2,550	100%		2,550	
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000	
1.00	Acres-HS Size Adj	5,000.00	5,000	100%		5,000	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
Total Acres 13.17			Land Total			372,550	

Outbuildings/Additions/Improvements					Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
BSMT UNFINISHED.	1978	2568	C 100	29,095	Avq-	69%	75%	100%	15,057	
STORE FRAME.....	0	1416	C 100	134,081	Avq-	57%	75%	100%	57,320	
APT	0	1040	C 100	65,270	Avq-	57%	75%	100%	27,903	
Open Frame Porch	0	24	C 100	715	Avq-	57%	75%	100%	306	
2S Open Fr Porch	0	112	C 100	4,071	Avq-	57%	75%	100%	1,740	
Open Frame Porch	0	160	C 100	3,469	Avq-	57%	75%	100%	1,483	
OFFICE MEZZ	0	160	C 100	6,912	Avq-	57%	75%	100%	2,955	
APT	0	1040	C 100	65,270	Avq-	57%	75%	100%	27,903	
Outbuilding Total									134,667	
Acpt Land		372,600		Accepted Bldg		134,700		Total		507,300

WISCASSET
 Name: DONNA MORRIS RENTAL, LLC

Valuation Report

09/13/2022

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Map/Lot: U17-002

Account: 1774 Card: 2 of 2

Location: 698 BATH ROAD

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	RURAL	Sale Date 10/28/2021
Topography	Rolling	Sale Price 0
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B0930P0131
 Reference 2 U-17-002/CO 0000000000
 Tran/Land/Bldg 9 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
9.86	Acres-Rear Land 11-20	1,000.00	9,860	100%		9,860	
Total Acres 9.86				Land Total		9,860	
Acpt Land		9,900	Accepted Bldg	0	Total	9,900	

WISCASSET

Name: DONNA MORRIS RENTAL, LLC

Valuation Report

09/13/2022

Page 2408

Map/Lot:

U17-002

Account: 1774

Location:

698 BATH ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	372,600	134,700	507,300	372,600	134,700	507,300
2	9,900	0	9,900	9,900	0	9,900
TOTAL	382,500	134,700	517,200	382,500	134,700	517,200

Name: MAINE ADVENTURE COURSE, LLC

Map/Lot:

U17-002-001

Account: 2601 Card: 1 of 1

Location:

698 BATH ROAD

Neighborhood U.S. RTE 1

Zoning/Use RURAL

Topography Rolling

Utilities Drilled WellSeptic System

Street Paved

Reference 1

Reference 2 U-17-002/001

Tran/Land/Bldg 0 2 12

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	2010	800	B 100	9,556	Ava.	92%	100%	100%	8,792
Wood Deck	2010	550	B 100	6,624	Ava.	92%	100%	100%	6,094
COURSE POLES	2010	16	B 100	6,842	Ava.	92%	100%	100%	6,295
CHALLENGE COURSE	2010	1	B 100	74,750	Ava.	92%	100%	100%	68,770
ONE STORY FRAME	2013	140	D 100	7,556	Ava.	92%	80%	100%	5,562
140 SFLA									
						Outbuilding Total			95,513
Acpt Land			0	Accepted Bldg		95,500	Total		95,500

WISCASSET
 Name: LONG, DANA E
 DYER, DANIEL J

Valuation Report

09/13/2022

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Map/Lot:

U17-002-A

Account: 1772 Card: 1 of 1

Location:

690 BATH ROAD

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 10/09/2019
Topography	Level	Sale Price 255,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B1244P0076 B3847P0131
 Reference 2 U-17-002/A0 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
1.00	Acres-Commercial Size Adj	15,000.00	15,000	100%		15,000
1.00	Acres-Commercial Prime	150,000	150,000	100%		150,000
Total Acres 2.00						Land Total 300,000

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
RESTAURANT	1988	2376	D 100	288,482	Avq.	83%	75%	100%	179,580	
WAREHOUSE WD....	0	1426	D 100	53,862	Avq-	57%	75%	100%	23,026	
APT	0	950	C 100	59,622	Avq-	57%	75%	100%	25,489	
Wood Deck	0	80	C 100	966	Avq-	57%	75%	100%	413	
COV LOAD DOCK...	0	140	D 100	2,417	Avq-	57%	75%	100%	1,034	
COOLER.....	0	240	D 100	8,843	Avq-	57%	75%	100%	3,781	
FREEZER.....	0	120	D 100	5,213	Avq-	57%	75%	100%	2,228	
PAVING.....	0	17000	C 100	34,000	Avq.	65%	50%	100%	11,050	
Outbuilding Total									246,601	
Acpt Land		300,000	Accepted Bldg		246,600		Total		546,600	

Valuation Report

Map/Lot: U17-003

Account: 1775 Card: 1 of 1

Location: 731 BATH ROAD

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL RU	Sale Date
Topography	Rolling	Sale Price
Utilities	All Public	Sale Type
Street	Paved	Financing
		Verified
		Validity

Reference 1 B3622P0087 (01/06)
 Reference 2 U-17-003/00 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
1.00	Acres-Commercial Size Adj	15,000.00	15,000	100%		15,000
11.00	Acres-Commercial 1-20	15,000.00	165,000	100%		165,000
Total Acres 12.00						Land Total
						315,000

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
BSMT FINISHED...	1987	1200	D 100	52,013	Avq.	82%	100%	100%	42,651	
OFFICE WOOD.....	1987	1200	C 100	75,312	Avq.	82%	100%	100%	61,756	
Frame Shed	2004	120	D 100	631	Avq-	81%	100%	100%	511	
WAREHOUSE WD.....	1987	1300	D 100	49,103	Avq.	82%	100%	100%	40,264	
Outbuilding Total									145,182	
Acpt Land		315,000		Accepted Bldg		145,200		Total		460,200

Valuation Report

Map/Lot:

U17-003-A

Account: 1776 Card: 1 of 1

Location:

721 BATH ROAD

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 08/30/2016
Topography	Below Street	Sale Price 180,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3884P0090
 Reference 2 U-17-003/A0 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 10 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
1.00	Acres-Commercial Size Adj	15,000.00	15,000	100%		15,000
1.00	Acres-Commercial 1-20	15,000.00	15,000	100%		15,000
Total Acres 2.00					Land Total	165,000

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
OFFICE WOOD.....	1978	2652	C 100	166,440	Avq-	69%	100%	100%	114,844	
Patio	1978	144	C 100	1,252	Avq.	78%	100%	100%	977	
PAVING.....	1990	3700	C 100	7,400	Avq.	84%	50%	100%	3,108	
Outbuilding Total									118,929	
Acpt Land		165,000		Accepted Bldg		118,900		Total		283,900

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date
Topography	Level	Sale Price
Utilities	All Public	Sale Type
Street	Paved	Financing
		Verified
		Validity

Reference 1 B3769P0315
 Reference 2 U-17-004/00 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
1.00	Acres-Commercial Size Adj	15,000.00	15,000	100%		15,000
1.00	Acres-Commercial Prime	150,000	150,000	100%		150,000
0.59	Acres-Commercial 20+	2,000.00	1,180	100%		1,180
Total Acres 2.59			Land Total			301,180

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
FAST FOOD	2010	2464	B 105	420,051	Avq.	92%	100%	100%	386,447
CONVENIENCE STORE	2010	2464	B 105	241,177	Avq.	92%	100%	100%	221,883
STORE FRAME.....	2010	2240	B 105	256,118	Avq.	92%	100%	100%	235,629
BANK CANOPY	2010	1120	B 105	31,384	Avq.	92%	100%	100%	28,873
PNEUMATIC SYSTEM	2010	1	C 100	25,245	Avq.	92%	100%	100%	23,225
DRIVE-UP WINDOW #	2010	1	B 105	11,085	Avq.	92%	100%	100%	10,198
DRIVE THRU CAR	2021	520	B 100	39,109	Avq.	92%	100%	100%	35,980
Outbuilding Total									942,235
Acpt Land		301,200	Accepted Bldg		942,200	Total			1,243,400

WISCASSET
 Name: OLD DOGS, LLC

Valuation Report

09/13/2022

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Map/Lot:

U17-004

Account: 1777 Card: 2 of 2

Location:

695 BATH ROAD

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date
Topography	Level	Sale Price
Utilities	All Public	Sale Type
Street	Paved	Financing
		Verified
		Validity

Reference 1 B3769P0315
 Reference 2 U-17-004/00 0000000000
 Tran/Land/Bldg 1 0 0
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
SINGLE LIGHT.....	2010	8	C 100	11.520	Ava.	92%	100%	100%	10.598
PAVING.....	2010	10500	C 100	21.000	Ava.	92%	100%	100%	19.320
Outbuilding Total								29,918	29,918
Acpt Land			0 Accepted Bldg			29,900 Total		29,900	

WISCASSET
Name: OLD DOGS, LLC

Valuation Report

09/13/2022
Page 2415
U17-004
695 BATH ROAD

Account: 1777

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	301,200	942,200	1,243,400	301,200	942,200	1,243,400
2	0	29,900	29,900	0	29,900	29,900
TOTAL	301,200	972,100	1,273,300	301,200	972,100	1,273,300

WISCASSET
 Name: J & V PROPERTY, LLC.

Valuation Report

09/13/2022

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Map/Lot:

U17-004-A

Account: 2482 Card: 1 of 1

Location:

693 BATH ROAD

Neighborhood U.S. RTE 1
 Zoning/Use COMMERCIAL
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 02/14/2019
 Sale Price 1,100,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4791P0281
 Reference 2 U-17-4/A
 Tran/Land/Bldg 0 2 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Franchise	225,000	225,000	100%		225,000
1.00	Acres-Franchise Size Adj	22,500.00	22,500	100%		22,500
0.25	Acres-Commercial 1-20	15,000.00	3,750	100%		3,750
Total Acres 1.25					Land Total	251,250

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
STORE FRAME.....	2014	6000	C 100	568,140	Avq.	92%	100%	100%	522,689	
Frame Shed	2014	80	C 100	490	Avq.	92%	100%	100%	451	
PAVING.....	2014	14000	C 100	28,000	Avq.	92%	100%	100%	25,760	
Outbuilding Total									548,900	
Acpt Land		251,300	Accepted Bldg		548,900	Total		800,200		

Valuation Report

Account: 2587 Card: 1 of 1

Map/Lot: U17-004-B
 Location: BATH ROAD

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 05/16/2016
Topography	Level	Sale Price 32,500
Utilities	All Public	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Exempt Property

Reference 1 B4249P0112
 Reference 2 U-17-004-B
 Tran/Land/Bldg 0 2 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000	
1.00	Acres-Commercial Size Adj	15,000.00	15,000	100%		15,000	
0.55	Acres-Commercial 1-20	15,000.00	8,250	100%		8,250	
Total Acres 1.55					Land Total	158,250	

Accpt Land	158,300	Accepted Bldg	0	Total	158,300
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Valuation Report

Map/Lot: U17-005

Account: 1778 Card: 1 of 2

Location: 681 BATH ROAD

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date
Topography	Level	Sale Price
Utilities	All Public	Sale Type
Street	Paved	Financing
		Verified
		Validity

Reference 1 B4783P0292
 Reference 2 U-17-005/00 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
1.00	Acres-Commercial Size Adj	15,000.00	15,000	100%		15,000
1.00	Acres-Commercial Prime	150,000	150,000	100%		150,000
4.83	Acres-Rear Land 1-10	2,000.00	9,660	100%	Topography	9,660
Total Acres 6.83						Land Total
						309,660

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
STRIP CENTER	1980	32750	D 100	2,140,540	Avq-	70%	65%	100%	973,946	
Encl Frame Porch	0	700	D 100	19,966	Fair	42%	65%	100%	5,451	
Canopy	0	512	D 100	4,494	Fair	42%	65%	100%	1,227	
COOLER.....	0	512	D 100	18,863	Fair	42%	65%	100%	5,149	
STORE FRAME.....	1965	816	D 100	66,450	Poor	33%	40%	100%	8,771	
PAVING.....	0	53200	C 100	106,400	Fair	42%	50%	100%	22,344	
Outbuilding Total									1,016,888	
Acpt Land		309,700	Accepted Bldg		1,016,900			Total		1,326,600

WISCASSET
 Name: WM 681 BATH ROAD, LLC.

Valuation Report

09/13/2022

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Map/Lot: U17-005

Account: 1778 Card: 2 of 2

Location: 681 BATH ROAD

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date
Topography	Level	Sale Price
Utilities	All Public	Sale Type
Street	Paved	Financing
		Verified
		Validity

Reference 1 B2489P0065
 Reference 2 U-17-005/00 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Canopy	0	144	D 100	1.312	Fair	42%	65%	100%	358
Outbuilding Total									358
Accpt Land			0	Accepted Bldg		400	Total		400

WISCASSET
Name: WM 681 BATH ROAD, LLC.

Valuation Report

09/13/2022
Page 2420
U17-005
681 BATH ROAD

Account: 1778

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	309,700	1,016,900	1,326,600	309,700	1,016,900	1,326,600
2	0	400	400	0	400	400
TOTAL	309,700	1,017,300	1,327,000	309,700	1,017,300	1,327,000

WISCASSET
 Name: STONE JR., JOHN F

Valuation Report

09/13/2022
 Page 2421
 U17-005-001
 681 BATH ROAD

Account: 1958 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood U.S. RTE 1
 Zoning/Use COMMERCIAL
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 BOOOOP0000
 Reference 2 U-17-5/01
 Tran/Land/Bldg 0 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	2003	320	D 100	1.684	Avg.	90%	75%	100%	1,137
Canopy	2003	154	D 100	1.399	Avg.	90%	75%	100%	944
Canopy	2003	400	D 100	3,525	Avg.	90%	75%	100%	2,379
STORE FRAME.....	2005	448	D 100	36,482	Avg.	91%	75%	100%	24,899
Outbuilding Total									29,359
Acpt Land			0	Accepted Bldg		29,400	Total		29,400

WISCASSET

Valuation Report

09/13/2022

Name: PIONTKOWSKI, ROSALIE M (HEIRS)

Page 2422

ROSALIE M. PIONTKOWSKI REV. TRUST

Map/Lot:

U17-006

Account: 1779 Card: 1 of 1

Location:

BATH ROAD

Neighborhood	U.S. RTE 1			Sale Data
Zoning/Use	COMMERCIAL		Sale Date	01/17/2006
Topography	Level		Sale Price	0
Utilities	All Public		Sale Type	Land Only
Street	Paved		Financing	Unknown
			Verified	Public Record
			Validity	Related Parties

Reference 1 B3622P0080 (01/06)
 Reference 2 U-17-006/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
1.00	Acres-Commercial Size Adj	15,000.00	15,000	100%		15,000
1.36	Acres-Commercial 1-20	15,000.00	20,400	100%		20,400
Total Acres 2.36					Land Total	170,400

Acpt Land	170,400	Accepted Bldg	0	Total	170,400
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Name: SPROUL, PERRY W

Page 2423

SPROUL, PATRICIA E

Map/Lot:

U18-001

Account: 1780 Card: 1 of 1

Location:

39 OLD FERRY ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Reference 1 B1733P0225
Reference 2 U-18-001/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 109

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.47 Acres-HS Size Adj, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Raised Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1980, 0 TYPICAL, TYPICAL, Average, Typical, 118,357.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 81%, 100%, 100%, 95,869.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck, 1SFr Overhang, Frame Shed, Frame Garage, 1,050 SFLA.

Summary row: Acpt Land 34,600 Accepted Bldg 114,000 Total 148,600

Name: SCHWINK-ZANELLA, BENJAMIN

Page 2424

LAGERHOLM, BRANDON E

Map/Lot:

U18-002

Account: 1781 Card: 1 of 1

Location:

33 OLD FERRY ROAD

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 03/03/2021
Topography	Level	Sale Price 216,900
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4282P0224
 Reference 2 U-18-002/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.67	Acres-Rear Land 1-10	2,000.00	1,340	100%		1,340
Total Acres 1.67						Land Total 37,640

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	713 Sqft	Grade C 105	Base	92,072
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,578
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,361
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1970	0	TYPICAL	TYPICAL	Average	Typical	101,011			
Functional Obsolescence	Economic Obsolescence		Phys. %		Func. %	Econ. %	Value(Rcnld)		
None	None		77%		100%	100%	77,778		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1970	24	C 105	415	Avq.	77%	100%	100%	320
Frame Shed	1960	96	D 100	506	Fair	46%	100%	100%	233
Patio	1990	100	D 100	787	Avq-	74%	100%	100%	582
1,070 SFLA									Outbuilding Total 1,135
Accpt Land		37,600		Accepted Bldg		78,900		Total 116,500	

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RURAL	Sale Date 04/01/1999
Topography	Rolling	Sale Price 0
Utilities	Drilled WellSeptic System	Sale Type
Street	Paved	Financing
		Verified
		Validity

Reference 1	B2449P0224		
Reference 2	U-18-003/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	2 50 0	Land Schedule	108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.44	Acres-Rear Land 1-10	2,000.00	880	100%		880
Total Acres 1.44			Land Total			33,880

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,200 Sqft	Grade C 100	Base	112,290
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	3,582
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,272
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,105
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1966	0	TYPICAL	TYPICAL	Average	Typical	123,249				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		75%	100%	100%	92,437			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Frame Garage	1966	1200	C 100	30,708	Avq.	72%	100%	100%	22,110	
Frame Shed	2001	320	C 100	1,958	Avq.	89%	100%	100%	1,743	
Wood Deck	2001	184	C 100	2,027	Avq.	89%	100%	100%	1,804	
Outbuilding Total									25,657	
Acpt Land		33,900		Accepted Bldg		118,100		Total		152,000

Valuation Report

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 03/01/2000
Topography	Level	Sale Price 0
Utilities	All Public	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified
		Validity Arms Length Sale

Reference 1 B2550P0309
 Reference 2 U-18-004/00 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
1.00	Acres-Commercial Size Adj	15,000.00	15,000	100%		15,000
0.51	Acres-Commercial Prime	150,000	76,500	100%		76,500
Land Total						226,500

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
AUTO CENTER.....	2004	4800	C 100	264,000	Avq.	91%	100%	100%	240,240	
OFFICE MEZZ	2004	1000	C 100	43,200	Avq.	91%	100%	100%	39,312	
Frame Garage	2005	900	C 100	23,874	Avq+	96%	100%	100%	22,919	
Frame Shed	2005	1440	C 100	8,813	Avq.	91%	100%	100%	8,020	
PAVING.....	2004	22000	C 100	44,000	Avq.	91%	100%	100%	40,040	
MAN STEEL.....	2009	3000	C 100	97,850	Avq.	92%	100%	100%	90,022	
Frame Shed	2015	375	C 100	2,295	Avq.	92%	100%	100%	2,111	
Outbuilding Total									442,664	
Acpt Land		226,500	Accepted Bldg		442,700	Total		669,200		

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 02/01/2008
Topography	Level	Sale Price 0
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B2703P0288
 Reference 2 U-18-005/00 0000000000
 Tran/Land/Bldg 1 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
2.30	Acres-Rear Land 1-10	2,000.00	4,600	100%		4,600
Total Acres 3.30						Land Total 40,900

Dwelling Description				Replacement Cost New	
Double Wide	One Story	1,836 Sqft	Grade D 100	Base	105,537
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,816
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,242
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1991	0	TYPICAL	TYPICAL	Fair	Typical	89,410			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)				
None	None	65%	90%	100%	52,305				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	1991	180	D 100	3,332	Fair	65%	90%	100%	1,949
Frame Shed	1991					----- S O U N D V A L U E -----			200
Wood Deck	1994	120	C 100	1,374	Avq-	76%	100%	100%	1,044
1,836 SFLA						Outbuilding Total			3,193
Acpt Land		40,900	Accepted Bldg		55,500	Total		96,400	

Name: ST.PIERRE, LAWRENCE JOSEPH

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ST.PIERRE, VALERIE JEAN

Map/Lot:

U18-005-001

Account: 1785 Card: 1 of 1

Location:

14 SHADY LANE

Neighborhood SOUTHEAST

Zoning/Use RURAL

Topography Above Street

Utilities Drilled WellSeptic System

Street Paved

Sale Data

Sale Date 01/17/2017

Sale Price 121,000

Sale Type Land & Buildings

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Reference 1 B0824P0193

Reference 2 U-18-005/01 0000000000

Tran/Land/Bldg 6 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) 50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000	
0.43	Acres-HS Size Adj	3,300.00	1,419	100%		1,419	
Total Acres 0.43						Land Total	34,419

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	89,832
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,272
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1972	0	TYPICAL	TYPICAL	Average	Typical	92,104	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		78%	100%	100%	71,841

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1972	480	C 100	30,125	Avq.	78%	100%	100%	23,498
Wood Deck	1972	40	C 100	558	Avq.	78%	100%	100%	435
Encl Frame Porch	1972	96	C 100	3,495	Avq.	78%	100%	100%	2,726
Frame Shed	1972	160	C 100	979	Fair	53%	100%	100%	519
Frame Shed	1972			----- S O U N D V A L U E -----					100
1,440 SFLA				Outbuilding Total					27,278

Acpt Land	34,400	Accepted Bldg	99,100	Total	133,500
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Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 07/30/2004
Topography	Level	Sale Price 40,000
Utilities	Drilled WellSeptic System	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B3365P0300 B4647P0062		
Reference 2	U-18-005/12 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
1.40	Acres-Rear Land 1-10	2,000.00	2,800	100%		2,800
Total Acres 2.40			Land Total			39,100

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,456 Sqft	Grade C 100	Base	136,245
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,408
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2004	0	TYPICAL	TYPICAL	Average	Typical	139,653			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		91%	100%	100%	127,084		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
BSMT ENTRY.....	2004	30	C 100	367	Avq.	91%	100%	100%	334
Wood Deck	2005	270	C 100	2,904	Avq.	91%	100%	100%	2,643
Frame Garage	2005	1008	C 100	26,334	Avq.	91%	100%	100%	23,964
1,456 SFLA									
						Outbuilding Total		26,941	
Acpt Land		39,100		Accepted Bldg		154,000		Total	
								193,100	

WISCASSET
 Name: CHAPMAN, KENNETH W

Valuation Report

09/13/2022

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Map/Lot:

U18-005-017

Account: 1787 Card: 1 of 1

Location:

94 SHADY LANE LOT #4

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 02/01/2008
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B2703P0288
 Reference 2 U-18-005/17 0000000000
 Tran/Land/Bldg 9 1 3
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Sites-Mobile Home Site	12,700.00	25,400	100%		25,400
Total Acres 0.00						25,400
						Land Total

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12' Mobile Home	1970	12X56	D 100	48,895	Fair	30%	50%	100%	7,334
672 SFLA						Outbuilding Total			7,334
Acpt Land		25,400	Accepted Bldg			7,300	Total		32,700

WISCASSET
 Name: WANSER, RANDY
 WANSER, ELLEN

Valuation Report

09/13/2022

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Account: 1788 Card: 1 of 1

Map/Lot:
 Location:

U18-005-020
 112 SHADY LANE

Neighborhood SOUTHEAST

Zoning/Use RURAL
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B0995P0138
 Reference 2 U-18-005/20 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
0.96	Acres-HS Size Adj	3,300.00	3,168	100%		3,168
Total Acres 0.96					Land Total	36,168

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	912 Sqft	Grade C 100	Base	112,162
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-3,885
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,272
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,368	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1980	0	TYPICAL	TYPICAL	Below Average	Typical	110,549	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		72%	100%	100%	79,595

Acpt Land 36,200 **Accepted Bldg** 79,600 **Total** 115,800

Name: ADAMS, CLAY A

Page 2432

SANDRA L. ADAMS IRREVOCABLE TRUST

Map/Lot:

U18-005-022

Account: 1789 Card: 1 of 1

Location:

122 SHADY LANE

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 02/26/2020
Topography	Level	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B0937P0203
 Reference 2 U-18-005/22 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.67	Acres-Rear Land 1-10	2,000.00	1,340	100%		1,340
Total Acres 1.67					Land Total	37,640

Dwelling Description				Replacement Cost New	
Cape Cod	One & 3/4 Story	768 Sqft	Grade C 100	Base	99,243
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,272
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,105
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1981	0	TYPICAL	TYPICAL	Above Average	Typical	106,620	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		88%	100%	100%	93,826

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1981	208	C 100	2,272	Avq+	88%	100%	100%	1,999
1.50 ST GARAGE..	1981	576	C 100	34,568	Avq.	79%	100%	100%	27,309
1,344 SFLA									
Outbuilding Total									29,308

Acpt Land	37,600	Accepted Bldg	123,100	Total	160,700
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Valuation Report

Account: 1790 Card: 1 of 1

Location: 51 OLD FERRY ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 05/01/1995
 Sale Price 35,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B2059P0277
 Reference 2 U-18-005/24 0000000000
 Tran/Land/Bldg 9 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
0.71	Acres-HS Size Adj	3,300.00	2,343	100%		2,343
Total Acres 0.71						Land Total
						35,343

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12' Mobile Home	1971	12X63	D 100	53,608	Fair	30%	50%	100%	8,041
ONE STORY FRAME	1971	112	D 100	6,045	Fair	52%	100%	100%	3,143
1.25 ST GARAGE..	1971	560	C 100	24,915	Avq-	66%	100%	100%	16,444
868 SFLA						Outbuilding Total			27,628
Accpt Land		35,300	Accepted Bldg		27,600	Total		62,900	

Valuation Report

Map/Lot:

U18-005-025

Account: 1791 Card: 1 of 1

Location:

47 OLD FERRY ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/20/2010
 Sale Price 40,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4308P0038
 Reference 2 U-18-005/25 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000	
0.51	Acres-HS Size Adj	3,300.00	1,683	100%		1,683	
Total Acres 0.51						Land Total	34,683

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	1975	616	C 100	17,405	Fair	55%	100%	100%	9,573
Frame Shed	0	392	D 100	2,063	Fair	42%	100%	100%	866
SLAB.....	2010	910	C 100	2,275	Avq.	92%	100%	100%	2,093
14' Mobile Home	1986	14X65	D 95	60,653	Poor	20%	50%	100%	6,065
910 SFLA						Outbuilding Total			18,597

Acpt Land 34,700 **Accepted Bldg** 18,600 **Total** 53,300

Valuation Report

Account: 1792 Card: 1 of 1

Location: 43 OLD FERRY ROAD

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 07/18/2014
Topography	Rolling	Sale Price 98,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4803P0230
 Reference 2 U-18-005/26 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
0.54	Acres-HS Size Adj	3,300.00	1,782	100%		1,782
Total Acres 0.54						Land Total 34,782

Dwelling Description				Replacement Cost New		
Double Wide	One Story	1,404 Sqft	Grade D 100	Base		80,705
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Slab	Basement	None	Basement		-12,859
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5	HEARTH				
Bedrooms	3	Add Fixtures	1			
Baths	2	Half Baths	0	Plumbing		3,908
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-1,715
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Average	Typical	70,039
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		91%	100% 100%	63,735

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2004	252	D 100	2,339	Avq.	91%	100%	100%	2,128
Shed.....	2004	80	C 100	490	Avq.	91%	100%	100%	446
CARPORT.....	2011	528	D 100	5,714	Fair	72%	100%	100%	4,114
1,404 SFLA									
Outbuilding Total									6,688

Acpt Land	34,800	Accepted Bldg	70,400	Total	105,200
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WISCASSET
 Name: JONES, CHAD H
 JONES, JULIE A

Valuation Report

09/13/2022
 Page 2436
 U18-005-12A
 15 SUKIE LANE

Account: 1800 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood SOUTHEAST

Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2218P0262
 Reference 2 U-18-512/A0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	150%		49,500
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.48	Acres-Rear Land 1-10	2,000.00	960	100%		960
Total Acres 1.48						Land Total 53,760

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	900 Sqft	Grade B 95	Base	127,058
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	Full Finished			Attic	12,256
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1997	0	TYPICAL	TYPICAL	Average	Typical	141,796	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		88%	100%	100%	124,780

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1997	24	B 95	431	Avq.	88%	100%	100%	379
Frame Shed	2002	120	C 100	734	Avq.	90%	100%	100%	661
1,575 SFLA						Outbuilding Total			1,040

Acpt Land 53,800 **Accepted Bldg** 125,800 **Total** 179,600

Account: 2122 Card: 1 of 1

Map/Lot:
Location:

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B2278P302 B3829P0234
Reference 2 U-18-005/12B
Tran/Land/Bldg 6 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	150%		49,500
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
1.11	Acres-Rear Land 1-10	2,000.00	2,220	100%		2,220
Total Acres 2.11					Land Total	55,020

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,294 Sqft	Grade B 100	Base	192,297
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	4	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1999	0	TYPICAL	TYPICAL	Average	Typical	192,297				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)				
Incomplete		None		89%	80% 100%	136,915				
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
3/4S AD/GAR.....	2001	1008	C 100	54,780	Avg.	89%	90%	100%	43,879	
Wood Deck	2001	56	C 100	721	Avg.	89%	100%	100%	642	
2,264 SFLA										
						Outbuilding Total		44,521		
Acpt Land		55,000		Accepted Bldg		181,400		Total		236,400

WISCASSET
 Name: SUKEFORTH, DWANE
 SUKEFORTH, SUZANNE M
 Account: 2121 Card: 1 of 1

Valuation Report

09/13/2022
 Page 2438
 U18-005-12C
 20 SUKIE LANE

Map/Lot:
 Location:

Neighborhood SOUTHEAST

Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2248P0215
 Reference 2 U-18-005/12C
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	150%		49,500
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.98	Acres-Rear Land 1-10	2,000.00	1,960	100%		1,960
Total Acres 1.98					Land Total	54,760

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,178 Sqft	Grade B 100	Base	175,058
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,428
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	3,919
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1999	0	TYPICAL	TYPICAL	Average	Typical	164,549	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		89%	100%	100%	146,449

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1999	100	C 100	6,276	Avq.	88%	100%	100%	5,523
1.25 ST GARAGE..	1999	576	C 100	25,531	Avq.	88%	100%	100%	22,467
Frame Shed	1999	84	C 100	514	Avq.	88%	100%	100%	452
AB.GR. POOL.....	1999	1	C 100	1,000	Avq.	99%	100%	100%	990
Patio	2004	510	C 100	4,052	Avq.	91%	100%	100%	3,687
GARAGE METAL	2012	840	D 100	19,356	Avq.	92%	100%	100%	17,808
GARAGE METAL	2013	336	D 100	9,482	Fair	72%	100%	100%	6,827
Patio	80	0	B 100	172	Avq.	89%	100%	100%	153
Field Price	240			----- S O U N D V A L U E -----					10,000
2,162 SFLA								Outbuilding Total	67,907

Acpt Land	54,800	Accepted Bldg	214,400	Total	269,200
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Valuation Report

Map/Lot:

U18-005-17A

Account: 2150 Card: 1 of 1

Location:

90 SHADY LANE

Neighborhood SOUTHEAST
Zoning/Use RURAL
Topography Level
Utilities Public Water
Street Paved

Sale Data
Sale Date 12/04/2020
Sale Price 56,600
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B2778P0107
Reference 2 U-18-517/A0
Tran/Land/Bldg 1 1 2
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
0.76	Acres-HS Size Adj	3,300.00	2,508	100%		2,508
Total Acres 0.76						Land Total 35,508

Dwelling Description

Replacement Cost New

Double Wide	One Story	708 Sqft	Grade E 100	Base	35,018
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	.....	Basement	None	Basement	-5,580
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1970	0	TYPICAL	TYPICAL	Fair	Typical	29,438		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		
None		None		100%	70%	100%		
						20,607		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Encl Frame Porch	1970	20	E 100	750	Avq-	65%	100%	100%
708 SFLA						Outbuilding Total		
						488		

Acpt Land 35,500 **Accepted Bldg** 21,100 **Total** 56,600

WISCASSET

Valuation Report

09/13/2022

Name: ROGERS SR., ROBERT H J/T

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PITCHER, HEATHER

Map/Lot:

U18-005-A

Account: 1793 Card: 1 of 2

Location:

760 BATH ROAD

Neighborhood U.S. RTE 1

Zoning/Use COMMERCIAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 08/13/2009
Sale Price 225,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4189P0050 B4197P0224

Reference 2 U-18-005/A0 0000000000

Tran/Land/Bldg 1 2 12

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 1

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Commercial, Acres-Commercial Size Adj, Acres-Commercial Prime, and Acres-Commercial 1-20.

Total Acres 2.09 Land Total 301,350

Outbuildings/ Additions/ Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Percent Good (Func, Econ), Value Rcnld. Rows include Frame Shed, Open Frame Porch, and Outbuilding Total.

Acpt Land 301,400 Accepted Bldg 5,300 Total 306,700

WISCASSET

Valuation Report

09/13/2022

Name: ROGERS SR., ROBERT H J/T

Page 2441

PITCHER, HEATHER

Map/Lot:

U18-005-A

Account: 1793 Card: 2 of 2

Location:

762 BATH ROAD

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 08/13/2009
Topography	Level	Sale Price 225,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3403P0203B3431P0224 (01/05)

Reference 2 U-18-005/A0 0000000000

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
RESTAURANT	1960	1824	D 100	221.460	Avq-	61%	50%	100%	67,546
Encl Frame Porch	2000	63	D 100	2,079	Avq-	79%	50%	100%	821
Frame Shed	1960	121	E 100	548	Poor	30%	100%	100%	164
Frame Shed	2012	132	C 100	808	Avq.	92%	100%	100%	743
Outbuilding Total									69,274
Acpt Land			0	Accepted Bldg		69,300		Total	69,300

WISCASSET

Valuation Report

09/13/2022

Name: ROGERS SR., ROBERT H J/T

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PITCHER, HEATHER

Map/Lot:

U18-005-A

Account: 1793

Location:

762 BATH ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	301,400	5,300	306,700	301,400	5,300	306,700
2	0	69,300	69,300	0	69,300	69,300
TOTAL	301,400	74,600	376,000	301,400	74,600	376,000

Name: CATALDO, LOUIS H

Page 2443

CATALDO, LINDA L

Map/Lot:

U18-005-B

Account: 1794 Card: 1 of 1

Location:

770 BATH ROAD

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 12/29/2017
Topography	Level	Sale Price 163,000
Utilities	Public Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Other Non Valid

Reference 1	B4029P0243		
Reference 2	U-18-005/B0 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
0.70	Acres-Commercial Size Adj	15,000.00	10,500	100%		10,500
Total Acres 0.70					Land Total	145,500

Dwelling Description				Replacement Cost New		
Ranch	One Story	840 Sqft	Grade D 95	Base		64,219
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Slab	Basement	None	Basement		-7,309
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-2,680
Rooms	5	HEARTH				
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout				Total
1975	0	TYPICAL	TYPICAL	Average	Inadeq.				54,230
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		79%	99%	100%	42,413		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
MAN WOOD.....	1975	1344	D 100	47,622	Avq.	76%	100%	100%	36,193
OFFICE WOOD.....	1975	504	D 100	27,203	Avq.	76%	100%	100%	20,674
PAVING.....	1975	5200	C 100	10,400	Avq.	76%	50%	100%	3,952
MAN WOOD.....	2018	1296	D 100	46,562	Avq.	92%	100%	100%	42,837
Encl Frame Porch	2018	64	D 100	2,107	Avq.	92%	100%	100%	1,938
840 SFLA									
Outbuilding Total									105,594

Acpt Land	145,500	Accepted Bldg	148,000	Total	293,500
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Neighborhood U.S. RTE 1
 Zoning/Use COMMERCIAL
 Topography Level
 Utilities Public Sewer
 Street Paved

Reference 1 B1789P0135
 Reference 2 U-18-005/C0 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Acres-Base Commercial	135,000	135,000	100%		0
0.00	Acres-Commercial Size Adj	15,000.00	10,500	100%		0
Total Acres 0.00						Land Total
						0

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
STORE FRAME.....	1940	1616	D 100	131,596	Fair	42%	100%	100%	55,270
Open Frame Porch	0	174	D 100	3,228	Fair	42%	100%	100%	1,356
Encl Frame Porch	0	80	D 100	2,556	Fair	42%	100%	100%	1,074
Frame Shed	1940	48	D 100	253	Fair	42%	100%	100%	106
Frame Shed	1940	120	D 100	631	Fair	42%	100%	100%	265
Frame Shed	1940	144	D 100	758	Fair	42%	100%	100%	318
STORE FRAME.....	1940	672	C 100	63,632	Avq-	57%	100%	100%	36,270
Open Frame Porch	1940	224	C 100	4,765	Avq-	57%	100%	100%	2,716
Outbuilding Total									97,375
Acpt Land		0	Accepted Bldg		97,400	Total		97,400	

WISCASSET
 Name: ROGERS, ROBERT H

Valuation Report

09/13/2022

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Account: 1795 Card: 2 of 2

Map/Lot:
 Location:

U18-005-C
 754 BATH ROAD

Neighborhood SOUTHWEST

Zoning/Use COMMERCIAL
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B1789P0135
 Reference 2 U-18-005/C0 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
TWO STORY FRAME	2001	1004	C 100	102.699	Ava.	89%	100%	100%	91.402	
Open Frame Porch	2005	330	C 100	6.912	Ava.	91%	100%	100%	6.290	
Wood Deck	2005	100	C 100	1.170	Ava.	91%	100%	100%	1.065	
Wood Deck	2002	132	C 100	1.496	Ava.	90%	100%	100%	1.346	
Encl Frame Porch	2002	36	C 100	1.536	Ava.	90%	100%	100%	1.382	
Open Frame Porch	2005	952	C 100	19.507	Ava.	91%	100%	100%	17.751	
Frame Shed	2001	528	C 100	3.231	Ava.	89%	100%	100%	2.876	
PAVING.....	1960	2300	C 100	4.600	Ava.	69%	50%	100%	1.587	
2,008 SFLA								Outbuilding Total	123,699	
Acpt Land			0	Accepted Bldg		123,700	Total		123,700	

WISCASSET
Name: ROGERS, ROBERT H

Valuation Report

09/13/2022
Page 2446
U18-005-C
754 BATH ROAD

Account: 1795

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	0	97,400	97,400	0	97,400	97,400
2	0	123,700	123,700	0	123,700	123,700
TOTAL	0	221,100	221,100	0	221,100	221,100

WISCASSET
 Name: DAVIS, DONALD

Valuation Report

09/13/2022

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Map/Lot:

U18-005-D

Account: 1806 Card: 1 of 1

Location:

94 SHADY LANE LOT #6

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 11/11/2015
 Sale Price 13,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B2358P0199
 Reference 2 U-18-5/D
 Tran/Land/Bldg 1 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.10	Acres-Rear Land 1-10	2,000.00	200	100%		200
Total Acres 1.10					Land Total	36,500
Accpt Land		36,500	Accepted Bldg		0	Total
						36,500

WISCASSET
 Name: SHERMAN, NORMAN P

Valuation Report

09/13/2022

Page 2448

Map/Lot:

U18-005-E

Account: 2244 Card: 1 of 1

Location:

750 BATH ROAD

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 05/11/2001
Topography	Level	Sale Price 40,000
Utilities	All Public	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2676P0100 5/01
 Reference 2 U-18-005/E
 Tran/Land/Bldg 1 1 13
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
1.00	Acres-Commercial Size Adj	15,000.00	15,000	100%		15,000
3.00	Acres-Commercial 1-20	15,000.00	45,000	100%		45,000
Total Acres 4.00					Land Total	195,000

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	2004	1600	B 100	11,261	Avg.	91%	100%	100%	10,248	
Outbuilding Total									10,248	
Acpt Land		195,000	Accepted Bldg		10,200	Total			205,200	

WISCASSET
 Name: SHERMAN, NORMAN P

Valuation Report

09/13/2022

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Account: 2358 Card: 1 of 1

Map/Lot:
 Location:

U18-005-F
 BATH ROAD

Neighborhood SOUTHWEST

Zoning/Use RURAL
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	07/25/2003
Sale Price	30,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B3115P0161 (08/03)
 Reference 2 U-18-005/F
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	95%		28,500
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
2.00	Acres-Rear Land 1-10	2,000.00	4,000	100%		4,000
Total Acres 3.00					Land Total	35,500

Accpt Land	35,500	Accepted Bldg	0	Total	35,500
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Valuation Report

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	RURAL	Sale Date 01/27/2021
Topography	Level	Sale Price 136,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B1769P0230
 Reference 2 U-18-007/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	5,000.00	5,000	100%		5,000
Total Acres 1.00			Land Total			50,000

Dwelling Description				Replacement Cost New		
Raised Ranch	One Story	1,040 Sqft	Grade C 100	Base		94,538
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	500 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt		25,832
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	6	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		2,272
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1982	0	TYPICAL	TYPICAL	Average	Typical	122,642			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	82%	100%	100%	100,566				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1982	48	C 100	640	Avq.	82%	100%	100%	525
ONE STORY FRAME	1982	264	C 100	16,569	Avq.	82%	100%	100%	13,587
Wood Deck	1982	192	C 100	2,108	Avq.	82%	100%	100%	1,729
1SFr Overhanq	1982	68	C 100	4,268	Avq.	82%	100%	100%	3,500
Frame Shed	1982	520	D 100	2,737	Fair	58%	100%	100%	1,587
1,372 SFLA									20,928
Outbuilding Total									

Acpt Land	50,000	Accepted Bldg	121,500	Total	171,500
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Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	RURAL	Sale Date 10/28/2021
Topography	Level	Sale Price 350,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B0866P0079
 Reference 2 U-18-008/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000	
1.00	Acres-HS Size Adj	5,000.00	5,000	100%		5,000	
19.00	Acres-Rear Land 1-10	2,000.00	38,000	100%		38,000	
Total Acres 20.00			Land Total		88,000		

Dwelling Description				Replacement Cost New		
Raised Ranch	One Story	1,304 Sqft	Grade C 105	Base	122,022	
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0	
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0	
					0	
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0	
Fin. Basement Area	168 Sqft, Grade C	Basement Gar	None	Fin Bsmt	7,855	
Heating	100% Electric	Cooling	0% None	Heat	-3,889	
Rooms	7	HEARTH				
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing	3,578	
Attic	None			Attic	0	
FirePlaces	0			Fireplace	0	
Insulation	Full			Insulation	0	
Unfin. Living Area	NONE			Unfinished	0	

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1970	0	TYPICAL	TYPICAL	Average	Typical	129,566			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	77%	100%	100%	99,766				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1970	40	C 105	2,636	Avq.	77%	100%	100%	2,030
BSMT ENTRY.....	1970	30	C 105	385	Avq.	77%	100%	100%	296
Frame Shed	1970	104	C 100	636	Avq.	74%	100%	100%	471
Frame Shed	1970	180	C 100	1,102	Avq.	74%	100%	100%	815
1,344 SFLA									3,612
Outbuilding Total									3,612

Acpt Land	88,000	Accepted Bldg	103,400	Total	191,400
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WISCASSET
 Name: CHAPMAN, KENNETH W

Valuation Report

09/13/2022

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Map/Lot:

U18-517-005

Account: 1805 Card: 1 of 1

Location:

94 SHADY LANE LOT #3

Neighborhood SOUTHWEST

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 02/01/2008
 Sale Price 0
 Sale Type Buildings Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B2703P0288
 Reference 2 U-18-517/05 0000000000
 Tran/Land/Bldg 9 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12' Mobile Home	1965	10X56	D 100	43,999	Poor	20%	50%	100%	4,400
560 SFLA						Outbuilding Total			4,400
Accpt Land		0	Accepted Bldg		4,400	Total			4,400

Name: CEDERLUND, L.B. & H.A.

MAIN, JUDITH C.; TRUSTEE

Map/Lot:

U19-001

Account: 1808 Card: 1 of 1

Location:

822 BATH ROAD

Neighborhood U.S. RTE 1

Zoning/Use RURAL
Topography Level
Utilities Public WaterDugwell/Lake
Street Paved

Reference 1 B1651P0294
Reference 2 U-19-001/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 6 50 0 Land Schedule 1

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value and Acres-Rear Land 1-10.

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Includes sub-sections for Functional/Economic Obsolescence and Outbuildings/Additions/Improvements.

Acpt Land 91,500 Accepted Bldg 100,300 Total 191,800

Name: HARRISON, RONALD L

Page 2454

HARRISON, DEBRA A

Map/Lot:

U19-002

Account: 1809 Card: 1 of 1

Location:

830 BATH ROAD

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	RURAL S-R	Sale Date 06/06/2018
Topography	Level	Sale Price 135,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Other Non Valid

Reference 1 B0855P0178
 Reference 2 U-19-002/00 0000000000
 Tran/Land/Bldg 9 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	95,000.00	95,000	100%		95,000
1.00	Acres-Shallow WF Size Adj	9,500.00	9,500	100%		9,500
3.80	Acres-Rear Land 1-10	2,000.00	7,600	100%		7,600
Total Acres 4.80					Land Total	112,100

Dwelling Description				Replacement Cost New		
Cape Cod	One Story	1,140 Sqft	Grade C 105	Base		106,676
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water C	Cooling	0% None	Heat		0
Rooms	5	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	Full Finished			Attic		13,926
FirePlaces	1			Fireplace		5,361
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1955	0	TYPICAL	TYPICAL	Average	Typical	125,963			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	71%	100%	100%	89,434				
Outbuildings/Additions/Improvements						Percent Good			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1955	96	C 105	3,670	Avq.	71%	100%	100%	2,606
Frame Garage	1955	420	C 105	13,587	Avq.	71%	100%	100%	9,647
Frame Shed	1955	168	C 105	1,079	Avq.	71%	100%	100%	766
Encl Frame Porch	1955	60	C 105	2,436	Avq.	71%	100%	100%	1,730
1,140 SFLA						Outbuilding Total		14,749	

Acpt Land	112,100	Accepted Bldg	104,200	Total	216,300
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WISCASSET
 Name: SEWALL, NICHOLAS S

Valuation Report

09/13/2022

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Map/Lot:

U19-003

Account: 1810 Card: 1 of 1

Location:

BATH ROAD

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	RURAL S-R	Sale Date 12/18/2009
Topography	Level	Sale Price 0
Utilities	All Public	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B4234P0037
 Reference 2 U-19-003/00 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000	
1.00	Acres-HS Size Adj	5,000.00	5,000	100%		5,000	
1.62	Acres-Rear Land 1-10	2,000.00	3,240	100%		3,240	
Total Acres 2.62					Land Total	53,240	
Accpt Land		53,200	Accepted Bldg		0	Total	
						53,200	

WISCASSET
 Name: CHEWONKI FOUNDATION, INC.

Valuation Report

09/13/2022
 Page 2456
 U19-004-A
 BATH ROAD

Account: 2569 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood U.S. RTE 1
 Zoning/Use RURAL S-R
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B4069P0238
 Reference 2 U-19-4A
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 17 0 0 Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000	
1.00	Acres-HS Size Adj	5,000.00	5,000	100%		5,000	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000	
4.24	R 20+-Rear 20+	500.00	2,120	100%		2,120	
Total Acres 25.24					Land Total	82,120	
Acpt Land		82,100	Accepted Bldg		0	Total	82,100

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2480P0339
 Reference 2 U-19-005/00
 Tran/Land/Bldg 9 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	105,000	105,000	100%		105,000
1.00	Acres-Shallow WF Size Adj	10,500.00	10,500	100%		10,500
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
6.50	Acres-Rear Land 11-20	1,000.00	6,500	100%		6,500
Total Acres 17.50			Land Total			142,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
MAN STEEL.....	1950	8343	D 100	202,012	Avq-	57%	100%	100%	115,147
MAN STEEL.....	0	2987	D 100	83,865	Avq-	57%	100%	100%	47,803
14' Mobile Home	1978	14X66	D 100	64,627	Avq-	40%	50%	100%	12,925
ONE STORY FRAME	1978	64	D 100	3,455	Avq-	69%	100%	100%	2,384
Encl Frame Porch	1978	96	D 100	3,006	Fair	56%	100%	100%	1,683
1 ST BARN.....	1978	800	D 100	17,906	Avq-	69%	100%	100%	12,355
Frame Shed	1978	800	D 100	4,211	Avq-	69%	100%	100%	2,906
Frame Shed	1978	800	D 100	4,211	Avq-	69%	100%	100%	2,906
988 SFLA						Outbuilding Total			198,109

Accpt Land	142,000	Accepted Bldg	198,100	Total	340,100
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WISCASSET
 Name: RYAN, MICHAEL R

Valuation Report

09/13/2022

Page 2458

Map/Lot: U19-005-A

Account: 1812 Card: 1 of 1

Location: 137 CHEWONKI NECK ROAD

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 02/28/2014
 Sale Price 11,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Partial Interest

Reference 1 B4761P0053
 Reference 2 U-19-005/A0 0000000000
 Tran/Land/Bldg 1 1 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	125%		41,250
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
1.50	Acres-Rear Land 1-10	2,000.00	3,000	100%		3,000
Total Acres 2.50					Land Total	47,550

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value
							Func	Econ	Rcnld	
SLAB.....	2012	4848	D 100	10,423	Avq-	82%	100%	100%	8,547	
Outbuilding Total									8,547	
Acpt Land		47,600	Accepted Bldg		8,500	Total		56,100		

Neighborhood SOUTHEAST

Zoning/Use RURAL
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1089P0078
 Reference 2 U-19-006/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 2 50 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000	
0.56	Acres-HS Size Adj	3,300.00	1,848	100%		1,848	
Total Acres 0.56						Land Total	34,848

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	89,832
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	0	TYPICAL	TYPICAL	Below Average	Typical	89,832			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		70%	100%	100%	62,882		
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1975	384	C 100	12,120	Avq-	70%	100%	100%	8,484
960 SFLA						Outbuilding Total			8,484

Acpt Land 34,800 **Accepted Bldg** 71,400 **Total** 106,200

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 05/26/2021
Topography	RollingAbove Street	Sale Price 240,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B4215P190
Reference 2	U-19-007/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
0.52	Acres-HS Size Adj	3,300.00	1,716	100%		1,716
Total Acres 0.52			Land Total			34,716

Dwelling Description				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 100	Base	89,832
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	0	TYPICAL	TYPICAL	Below Average	Typical	89,832			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		70%	100%	100%	62,882		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2002	182	D 100	5,421	Avq-	80%	100%	100%	4,337
Wood Deck	1975	64	C 100	803	Avq.	76%	100%	100%	610
Frame Garage	2002	336	C 100	11,026	Avq.	90%	100%	100%	9,923
Wood Deck	2016	120	C 100	1,374	Avq.	92%	100%	100%	1,264
Wood Deck	2016	113	C 100	1,303	Avq.	92%	100%	100%	1,199
960 SFLA							Outbuilding Total		17,333

Acpt Land	34,700	Accepted Bldg	80,200	Total	114,900
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Name: SHAW, MARITES

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SHAW, RICHARD M

Map/Lot:

U19-008

Account: 1815 Card: 1 of 1

Location:

41 SHADY LANE

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 10/19/2021
Sale Price 150,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B0808P0255
Reference 2 U-19-008/00 0000000000
Tran/Land/Bldg 9 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 109

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Waterfront, Acres-Shallow WF Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Replacement Cost New, and Value. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Built 1970, Functional Obsolescence None, and Outbuildings/Improvements table.

Acpt Land

114,000

Accepted Bldg

106,400

Total

220,400

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B2998P0284 B3007P0150 02/03
Reference 2 U-19-008/A0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
4.45	Acres-Rear Land 1-10	2,000.00	8,900	100%		8,900
Total Acres 5.45						Land Total 45,200

Dwelling Description

Replacement Cost New

Colonial	One & 3/4 Story	825 Sqft	Grade B 95	Base	130,680
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,578
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1985	0	TYPICAL	TYPICAL	Average	Typical	138,740	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		83%	95%	100%	109,396

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Frame Garage	1980	384	C 100	12,120	Avg.	79%	100%	100%	9,575	
1.75 ST SHED....	1997	320	C 100	2,400	Avg.	87%	80%	100%	1,670	
Frame Shed	1985			----- S O U N D V A L U E -----						100
CAPPED FOUNDATIO	1989	320	C 100	5,800	Avg-	74%	100%	100%	4,292	
Masonry Garage	1999	1080	C 100	30,491	Avg.	88%	100%	100%	26,832	
Open Frame Porch	1999	84	C 100	1,930	Avg.	88%	100%	100%	1,698	
1,444 SFLA									44,167	

Acpt Land	45,200	Accepted Bldg	153,600	Total	198,800
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Name: HANNA, BLAINE G

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HANNA, GLORIA J

Map/Lot:

U19-008-B

Account: 2570 Card: 1 of 1

Location:

39 SHADY LANE

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 11/21/2019
Sale Price 165,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4724P0001
Reference 2 U-19-8-B
Tran/Land/Bldg 0 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 25 0 Land Schedule 109

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Value, Condition, Replacement Cost, Total Value. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 2009, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Average, Layout Typical, Total 115,357.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Frame Shed, Frame Garage, 1,350 SFLA, and Outbuilding Total.

Acpt Land 37,200 Accepted Bldg 121,800 Total 159,000

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Reference 1 B2090P0028
Reference 2 U-19-009/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
0.77	Acres-HS Size Adj	3,300.00	2,541	100%		2,541
Total Acres 0.77						35,541

Dwelling Description

Replacement Cost New

Colonial	One & 3/4 Story	768 Sqft	Grade B 100	Base	125,543
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-4,390
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,613
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,871
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	TYPICAL	TYPICAL	Above Average	Typical	129,637
Functional Obsolescence						Value(Rcnld)
None						115,377

Outbuildings/Additions/Improvements				Percent Good			Value Rcnld	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
ONE STORY FRAME	1982	168	B 100	12,126	Avq+	89%	100%	100%
Open Frame Porch	1982	86	B 100	2,267	Avq+	89%	100%	100%
3/4S AD/GAR.....	1982	672	B 100	43,291	Avq+	89%	100%	100%
Frame Garage	2001	720	B 100	22,740	Avq+	89%	100%	100%
1,512 SFLA							Outbuilding Total	71,578

Acpt Land	35,500	Accepted Bldg	187,000	Total	222,500
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WISCASSET
 Name: BUCCINA, ROBERT F J/T
 BUCCINA, STACIE

Valuation Report

09/13/2022

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Account: 1818 Card: 1 of 1

Map/Lot: U19-010
 Location: 68 SHADY LANE

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 07/01/2009
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B4167P0293
 Reference 2 U-19-010/00 0000000000
 Tran/Land/Bldg 8 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 2 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.46	Acres-Rear Land 1-10	2,000.00	920	100%		920
Total Acres 1.46						Land Total 37,220

Dwelling Description

Replacement Cost New

Colonial	Two Story	1,040 Sqft	Grade C 100	Base	163,124
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-5,907
Rooms	9	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,408
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	TYPICAL	TYPICAL	Average	Typical	160,625
Functional Obsolescence						Value(Rcnld)
None						130,106

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
Wood Deck	1988	72	C 100	884	Avq-	73%	100%	100%	645
Frame Garage	1979	720	C 100	19,774	Avq.	78%	100%	100%	15,424
Swimming Pool	1988	512	C 100	12,376	Avq.	99%	100%	100%	12,252
Frame Shed	1988	96	C 100	588	Avq.	83%	100%	100%	488
Frame Garage	1998	480	C 100	14,307	Avq.	88%	100%	100%	12,590
Wood Deck	2000	128	C 100	1,456	Avq.	89%	100%	100%	1,296
Res. Greenhouse	2014								1,000
2,080 SFLA									43,695

----- SOUND VALUE -----

Accpt Land	37,200	Accepted Bldg	173,800	Total	211,000
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WISCASSET

Valuation Report

09/13/2022

Name: BUCCINA, ROBERT F

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BUCCINA, STACIE M

Map/Lot:

U19-010-ON

Account: 2701 Card: 1 of 1

Location:

68 SHADY LANE

Neighborhood SOUTHEAST

Zoning/Use RURAL

Topography Rolling

Utilities

Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

FARM LAND 0 OPEN SPACE 0

Exemption(s) 55 0 0 Land Schedule 109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func Econ	Value Rcnld	
SOLAR PANELS	2019							4,000	
----- SOUND VALUE -----									
							Outbuilding Total	4,000	
Accpt Land			0	Accepted Bldg			4,000	Total	4,000

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 03/31/2021
Topography	LevelAbove Street	Sale Price 262,500
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B4405P0147
Reference 2	U-19-011/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
0.60	Acres-HS Size Adj	3,300.00	1,980	100%		1,980
Total Acres 0.60			Land Total			34,980

Dwelling Description				Replacement Cost New	
Raised Ranch	One Story	1,040 Sqft	Grade C 100	Base	92,684
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	896 Sqft, Grade C	Basement Gar	None	Fin Bsmt	39,900
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	6,816
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1978	0	TYPICAL	TYPICAL	Average	Typical	139,400				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		80%	100%	100%	111,520			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
1SFr Overhang	1978	33	C 100	2,071	Avq.	80%	100%	100%	1,657	
Frame Garage	1978	308	C 100	10,388	Avq.	80%	100%	100%	8,310	
Wood Deck	1978	80	C 100	966	Avq.	80%	100%	100%	773	
Wood Deck	2002	192	C 100	2,108	Avq.	90%	100%	100%	1,897	
Frame Shed	1978								400	
1,073 SFLA									Outbuilding Total	13,037

Acpt Land	35,000	Accepted Bldg	124,600	Total	159,600
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Valuation Report

Map/Lot: U19-012

Account: 1820 Card: 1 of 1

Location: 806 BATH ROAD

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	RURAL	Sale Date 07/30/2014
Topography	Level	Sale Price 70,000
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4804P0157
 Reference 2 U-19-012/00 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000	
1.00	Acres-HS Size Adj	5,000.00	5,000	100%		5,000	
6.00	Acres-Rear Land 1-10	2,000.00	12,000	100%		12,000	
Total Acres 7.00					Land Total	62,000	
Accpt Land		62,000	Accepted Bldg		0	Total 62,000	

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B2381P0065
Reference 2 U-19-013/00 0000000000
Tran/Land/Bldg 6 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 52 50 0 Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.24	Acres-Rear Land 1-10	2,000.00	480	100%		480
Total Acres 1.24						Land Total 36,780

Dwelling Description				Replacement Cost New		
Multi Family	Two Story	1,392 Sqft	Grade B 100	Base		228,259
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	200 Sqft, Grade B	Basement Gar	None	Fin Bsmt		10,242
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	10	HEARTH		HEARTH		0
Bedrooms	4	Add Fixtures	0			
Baths	3	Half Baths	1	Plumbing		11,758
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1988	0	TYPICAL	TYPICAL	Above Average	Typical	250,259			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete		Location		91%	100%	100%	227,736		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 STORY GARAGE	1988	660	C 100	30,070	Avq.	83%	80%	100%	19,966
TWO STORY FRAME	1988	140	B 100	16,469	Avq+	91%	100%	100%	14,987
1SFr Overhanq	1988	14	B 100	1,011	Avq+	91%	100%	100%	920
Encl Frame Porch	1988	20	B 100	1,166	Avq+	91%	100%	100%	1,061
Wood Deck	1988	196	B 100	2,471	Avq+	91%	100%	100%	2,249
Wood Deck	1988	210	B 100	2,636	Avq+	91%	100%	100%	2,399
1SFr Overhanq	1988	24	B 100	1,732	Avq+	91%	100%	100%	1,576
1SFr Overhanq	1988	5	B 100	361	Avq+	91%	100%	100%	329
3,107 SFLA									Outbuilding Total 43,487

Acpt Land 36,800 **Accepted Bldg** 271,200 **Total** 308,000

Name: DALTON, ZACHARY A

Page 2470

DALTON, PETER R

Map/Lot:

U19-014

Account: 1822 Card: 1 of 1

Location:

16 SHADY LANE

Neighborhood SOUTHEAST

Zoning/Use RURAL

Topography Above Street

Utilities Drilled WellSeptic System

Street Paved

Sale Data

Sale Date 10/27/2015

Sale Price 115,000

Sale Type Land & Buildings

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Reference 1 B1723P0205

Reference 2 U-19-014/00 0000000000

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 109

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000	
0.59	Acres-HS Size Adj	3,300.00	1,947	100%		1,947	
Total Acres 0.59						Land Total	34,947

Dwelling Description				Replacement Cost New		
Double Wide	One Story	1,152 Sqft	Grade D 100	Base		66,219
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		2,931
Attic	None			Attic		0
FirePlaces	1			Fireplace		4,391
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1994	0	TYPICAL	TYPICAL	Average	Typical	73,541			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		87%	100%	100%	63,981		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2001	624	C 100	17,587	Avq.	89%	100%	100%	15,652
1,152 SFLA							Outbuilding Total		15,652

Acpt Land 34,900 **Accepted Bldg** 79,600 **Total** 114,500

Name: FISHER, DONALD G J/T

Page 2471

FISHER, DEBRA A

Map/Lot:

U19-015

Account: 1823 Card: 1 of 1

Location:

61 SHADY LANE

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 09/30/2008
Sale Price 165,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4058P0118
Reference 2 U-19-015/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 109

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1994, 0, TYPICAL, TYPICAL, Average, Typical, 144,894.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 87%, 100%, 100%, 126,058.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck (1994, 100, C 100, 1,170, Avq., 87%, 100%, 100%, 1,018) and Wood Deck (2004, 128, C 100, 1,456, Avq., 91%, 100%, 100%, 1,325).

Acpt Land 36,900 Accepted Bldg 128,400 Total 165,300

WISCASSET
 Name: WISCASSET, TOWN OF
 AIRPORT OFFICE

Valuation Report

09/13/2022

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Account: 1824 Card: 1 of 1

Map/Lot: U20-001
 Location: 112 CHEWONKI NECK ROAD

Neighborhood SOUTHEAST
 Zoning/Use RESIDENTIAL S-RP
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B0000P0000
 Reference 2 U-20-001/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 29 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	50,000.00	50,000	100%		50,000
1.00	Acres-Commercial Size Adj	5,000.00	5,000	100%		5,000
10.00	Acres-Commercial Prime	55,000.00	550,000	100%		550,000
185.00	Acres-Industrial 20+	2,000.00	370,000	100%		370,000
Total Acres 196.00						Land Total 975,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
WAREHOUSE ST....	1970	2790	B 100	140,918	Avq.	74%	100%	100%	104,279
OFFICE MEZZ	0	1550	C 100	66,960	Avq.	65%	100%	100%	43,524
WAREHOUSE ST....	0	3200	C 100	140,544	Avq.	65%	80%	100%	73,083
Frame Shed	0	80	D 100	421	Avq.	65%	80%	100%	219
PAVING.....	1970	255000	B 100	586,500	Avq.	74%	50%	100%	217,005
PAVING.....	1970	148500	B 100	341,550	Avq.	74%	50%	100%	126,374
PAVING.....	1970	196290	C 100	392,580	Avq.	74%	50%	100%	145,254
PAVING.....	1970	10000	C 100	20,000	Avq.	74%	50%	100%	7,400
PAVING.....	1970	722832	C 100	1,445,664	Avq.	74%	50%	100%	534,896
WAREHOUSE ST....	2009	2500	B 100	126,270	Avq.	92%	100%	100%	116,168
Outbuilding Total									1,368,202

Acpt Land 975,000 **Accepted Bldg** 1,368,200 **Total** 2,343,200

WISCASSET
Name: SOULE, RAYMOND

Valuation Report

09/13/2022

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Map/Lot:

U20-001-001

Account: 1825 Card: 1 of 1

Location: 112 CHEWONKI NECK ROAD BLD #4

Neighborhood SOUTHEAST

Zoning/Use SHORE RES PROTEC
Topography Level
Utilities All Public
Street Paved

Reference 1 BLD #4
Reference 2 U-20-001/01 0000000000
Tran/Land/Bldg 1 1 13
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
HANGAR STEEL	1990	1512	D 100	60.465	Avg.	84%	75%	100%	38,093
Outbuilding Total									38,093
Accpt Land			0	Accepted Bldg		38,100	Total		38,100

WISCASSET
 Name: WILLIAMS WOODEX BEARING CO.

Valuation Report

09/13/2022

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Account: 1826 Card: 1 of 1

Map/Lot: U20-001-002
 Location: 112 CHEWONKI NECK ROAD

Neighborhood SOUTHEAST

Zoning/Use SHORE RES PROTEC
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 BLD #2
 Reference 2 U-20-001/02 0000000000
 Tran/Land/Bldg 1 1 13
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
HANGAR STEEL	1990	1512	C 100	70,308	Avg.	84%	75%	100%	44,294
Outbuilding Total									44,294
Acpt Land			0	Accepted Bldg		44,300	Total		44,300

WISCASSET
 Name: HANGAR 5, LLC

Valuation Report

09/13/2022

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Map/Lot: U20-001-003

Account: 2262 Card: 1 of 1

Location: 112/3 CHEWONKI NECK ROAD

Neighborhood SOUTHEAST
 Zoning/Use SHORE RES PROTEC
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 02/12/2013
 Sale Price 0
 Sale Type Buildings Only
 Financing Unknown
 Verified Buyer
 Validity Arms Length Sale

Reference 1 BLD #5
 Reference 2 U-20-001/003
 Tran/Land/Bldg 1 1 13
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
HANGAR STEEL	2001	1512	C 100	70,308	Avg.	89%	75%	100%	46,930
Outbuilding Total									46,930
Accpt Land			0	Accepted Bldg		46,900	Total		46,900

WISCASSET
 Name: KNOBIL, NICHOLAS

Valuation Report

09/13/2022

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Map/Lot:

U20-001-004

Account: 2263 Card: 1 of 1

Location: 112/4 CHEWONKI NECK ROAD

Neighborhood SOUTHEAST
 Zoning/Use SHORE RES PROTEC
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 12/04/2008
 Sale Price 45,000
 Sale Type Buildings Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 BLD #6
 Reference 2 U-20-001-004
 Tran/Land/Bldg 1 1 13
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
HANGAR STEEL	2001	1512	C 100	70,308	Avg.	89%	75%	100%	46,930
Outbuilding Total									46,930
Accpt Land			0	Accepted Bldg		46,900	Total		46,900

WISCASSET

Valuation Report

09/13/2022

Name: MUCHMORE, MICHAEL W.

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WALKO, ANN-MARIE

Map/Lot:

U20-001-005

Account: 2264 Card: 1 of 1

Location: 112/5 CHEWONKI NECK ROAD

Neighborhood SOUTHEAST

Zoning/Use SHORE RES PROTEC

Topography Level

Utilities All Public

Street Paved

Sale Data

Sale Date 04/05/2018

Sale Price 30,000

Sale Type Buildings Only

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Reference 1 BLD #7

Reference 2 U-20-001/005

Tran/Land/Bldg 1 1 13

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	.00		100%		0
Total Acres 0.00						0
						Land Total
						0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
HANGAR STEEL	2001	1512	C 100	70,308	Avq.	89%	75%	100%	46,930
Outbuilding Total									46,930

Acpt Land	0	Accepted Bldg	46,900	Total	46,900
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WISCASSET
Name: REECE, LISA

Valuation Report

09/13/2022

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Map/Lot:

U20-001-006

Account: 2265 Card: 1 of 1

Location: 112/6 CHEWONKI NECK ROAD

Neighborhood SOUTHEAST

Zoning/Use SHORE RES PROTEC
Topography Level
Utilities All Public
Street Paved

Reference 1 BLD #8
Reference 2 U-20-001-006
Tran/Land/Bldg 1 1 13
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
HANGAR STEEL	2001	2880	C 100	133,920	Avg.	89%	75%	100%	89,392
Outbuilding Total									89,392
Accpt Land			0	Accepted Bldg		89,400	Total		89,400

WISCASSET
 Name: BOUDIN, KENNETH R JR

Valuation Report

09/13/2022

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Map/Lot:

U20-001-007

Account: 2266 Card: 1 of 1

Location: 112/7 CHEWONKI NECK ROAD

Neighborhood SOUTHEAST

Zoning/Use SHORE RES PROTEC
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 BLD #9
 Reference 2 U-20-001/007
 Tran/Land/Bldg 1 1 13
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
HANGAR STEEL	2001	2880	C 100	133,920	Avg.	89%	75%	100%	89,392
Outbuilding Total									89,392
Accpt Land			0	Accepted Bldg		89,400	Total		89,400

WISCASSET
Name: HEWITT, DAVID

Valuation Report

09/13/2022

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Map/Lot:

U20-001-008

Account: 2581 Card: 1 of 1

Location: 112/8 CHEWONKI NECK ROAD

Neighborhood SOUTHEAST

Zoning/Use SHORE RES PROTEC
Topography Level
Utilities All Public
Street Paved

Reference 1 BLD #10

Reference 2

Tran/Land/Bldg 0 1 13

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
HANGAR STEEL	2009	3000	C 100	139,500	Ava.	92%	75%	100%	96,255
Outbuilding Total									96,255
Accpt Land			0	Accepted Bldg		96,300	Total		96,300

WISCASSET
 Name: WILLIAMS, STEPHEN C J/T
 REECE, LISA R

Valuation Report

09/13/2022

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Account: 1827 Card: 1 of 1

Map/Lot: U20-002
 Location: 146 CHEWONKI NECK ROAD

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 11/26/2008
Topography	Level	Sale Price 122,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4086P0116
 Reference 2 U-20-002/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
2.21	Acres-Rear Land 1-10	2,000.00	4,420	100%		4,420
Total Acres 3.21			Land Total			40,720

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,152 Sqft	Grade C 105	Base	113,189
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1954	0	TYPICAL	TYPICAL	Fair	Typical	113,189				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		48%	100%	100%	54,331			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Open Frame Porch	1954	36	C 105	1,006	Fair	48%	100%	100%	483	
Encl Frame Porch	1954	120	C 105	4,492	Fair	48%	100%	100%	2,156	
Frame Garage	1954	280	C 105	10,239	Fair	48%	100%	100%	4,915	
1,152 SFLA						Outbuilding Total			7,554	
Acpt Land		40,700		Accepted Bldg		61,900		Total		102,600

Name: SHEA, CHARLES R

Page 2482

SHEA, FAYE J

Map/Lot:

U20-003

Account: 1828 Card: 1 of 1

Location: 154 CHEWONKI NECK ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 02/25/1997
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B0710P0276
Reference 2 U-20-003/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 109

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.63 Acres-HS Size Adj, and Total Acres 0.63.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1971, 0 TYPICAL, TYPICAL, Average, Typical, 102,071.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 77%, 100%, 100%, 78,595.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Frame Garage, Frame Shed, Wood Deck, Frame Shed, 960 SFLA.

Acpt Land 35,100 Accepted Bldg 94,200 Total 129,300

WISCASSET

Valuation Report

09/13/2022

Name: WISCASSET, INHABITANTS OF MUN.

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AIRPORT-SOULE

Map/Lot:

U20-004

Account: 1829 Card: 1 of 1

Location: 166 CHEWONKI NECK ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 06/27/2001
Sale Price 130,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Exempt Property

Reference 1 B2695P0247
Reference 2 U-20-004/00 0000000000
Tran/Land/Bldg 1 8 15
FARM LAND 0 OPEN SPACE 0
Exemption(s) 29 0 0 Land Schedule 109

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Accpt Land 39,100 Accepted Bldg 0 Total 39,100

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Reference 1 B2328P0098
Reference 2 U-20-005/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
4.00	Acres-Rear Land 1-10	2,000.00	8,000	100%		8,000
Total Acres 5.00					Land Total	44,300

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 3/4 Story ALUM/VINYL 1 OTHER Units-0	400 Sqft Masonry Trim Roof Cover	Grade C 95 None Asphalt Shingles	Base Trim Roof	49,105 0 0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-94
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	OLD TYPE	Old Type	Average	Typical	49,011
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	31,857

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1930	98	C 95	6,898	Avq.	65%	100%	100%	4,484
Frame Garage	1930	420	D 100	11,128	Poor	25%	100%	100%	2,782
Wood Deck	2000	70	C 100	864	Avq.	89%	100%	100%	769
1 & 3/4 STORY FR	2007	480	C 95	41,487	Avq.	92%	100%	100%	38,168
1 Story/BASEMENT	2018	272	C 95	19,144	Avq.	92%	100%	100%	17,612
Frame Garage	2021	1600	C 100	39,820	Avq.	92%	75%	100%	27,476
1,910 SFLA									91,291

Acpt Land	44,300	Accepted Bldg	123,100	Total	167,400
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Valuation Report

Account: 2623 Card: 1 of 1

Location: 163 CHEWONKI ROAD

Neighborhood SOUTHEAST
Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 05/31/2019
Sale Price 135,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
Total Acres 1.00			Land Total			36,300

Dwelling Description				Replacement Cost New		
Double Wide	One Story	1,680 Sqft	Grade D 100	Base		96,570
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Slab	Basement	None	Basement		-15,387
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		2,931
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-2,052
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition		Layout			Total
2003	0	TYPICAL	TYPICAL	Below Average		Inadeq.			82,062
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)	
None		None		81%	74%	100%		49,188	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2006	312	D 100	16,840	Avq-	82%	75%	100%	10,357
Wood Deck	2016	288	C 100	3,088	Avq.	92%	100%	100%	2,841
1,992 SFLA									
Outbuilding Total									13,198

Acpt Land 36,300 **Accepted Bldg** 62,400 **Total** 98,700

Name: SQUILLANTE, ANTHONY J/T

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SQUILLANTE, BEVERLY A

Map/Lot: U20-006

Account: 1831 Card: 1 of 1

Location: 155 CHEWONKI NECK ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL

Topography Level

Utilities Drilled WellSeptic System

Street Paved

Sale Data

Sale Date 05/22/2013

Sale Price 100,000

Sale Type Land & Buildings

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Reference 1 B4666P0055

Reference 2 U-20-006/00 0000000000

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
1.12	Acres-Rear Land 1-10	2,000.00	2,240	100%		2,240
Total Acres 2.12					Land Total	38,540

Dwelling Description				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 95	Base	83,634
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-9,065
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-2,590
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1980	0	TYPICAL	TYPICAL	Below Average	Typical	71,979			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
OTHER.....	None	72%	90%	100%	46,642				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1980	48	C 95	1,832	Avq-	72%	90%	100%	1,187
Frame Shed	1966	1078	C 100	6,597	Avq.	72%	100%	100%	4,750
MAN STEEL.....	1966	3720	C 100	116,318	Avq-	63%	60%	100%	43,968
WAREHOUSE ST....	1988	960	D 100	36,260	Avq.	83%	60%	100%	18,058
960 SFLA	Outbuilding Total								67,963

Acpt Land 38,500 **Accepted Bldg** 114,600 **Total** 153,100

WISCASSET

Valuation Report

09/13/2022

Name: BRAUN, KIMBERLY J J/T
BRAUN, CHRISTOPHER O

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Account: 1832 Card: 1 of 1

Map/Lot: U20-007
Location: 119 CHEWONKI NECK ROAD

Neighborhood SOUTHEAST
Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 08/15/2013
Sale Price 20,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B4704P0040
Reference 2 U-20-007/00
Tran/Land/Bldg 6 1 2
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.07	Acres-Rear Land 1-10	2,000.00	140	100%		140
Total Acres 1.07					Land Total	36,440

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	1972	576	C 100	16,493	Avq.	75%	100%	100%	12,370
Frame Shed	1972	400	D 100	2,105	Poor	38%	100%	100%	800
14' Mobile Home	2013	14X68	D 100	66,190	Avq.	90%	50%	100%	29,786
Wood Deck	2013	48	C 100	640	Avq.	92%	100%	100%	589
952 SFLA						Outbuilding Total			43,545
Acpt Land		36,400	Accepted Bldg		43,500	Total			79,900

WISCASSET

Valuation Report

09/13/2022

Name: HALLOWELL, CHRISTINE H (J/T)

Page 2488

HALLOWELL, THOMAS J

Map/Lot:

U21-001

Account: 1833 Card: 1 of 1

Location:

62 OLD FERRY ROAD

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date
Topography	Rolling	Sale Price
Utilities	Drilled WellSeptic System	Sale Type
Street	Paved	Financing
		Verified
		Validity

Reference 1 B2555P0185 4/00
 Reference 2 U-21-001/00 0000000000
 Tran/Land/Bldg 1 2 12
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
1.00	Acres-Commercial Size Adj	15,000.00	15,000	100%		15,000
0.70	Acres-Commercial 1-20	15,000.00	10,500	100%		10,500
Total Acres 1.70						Land Total
						160,500

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
BSMT FINISHED...	1970	1100	D 100	47,678	Avq-	65%	100%	100%	30,991	
OFFICE WOOD.....	0	2508	C 100	157,402	Avq-	57%	100%	100%	89,719	
OFFICE WOOD.....	0	48	C 100	3,012	Avq-	57%	100%	100%	1,717	
Wood Deck	0	288	C 100	3,088	Poor	25%	100%	100%	772	
Outbuilding Total									123,199	
Acpt Land		160,500		Accepted Bldg		123,200		Total		283,700

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date
Topography	Level	Sale Price
Utilities	Public WaterSeptic System	Sale Type
Street	Paved	Financing
		Verified
		Validity

Reference 1	B4840P0286
Reference 2	U-21-002/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.24	Acres-Rear Land 1-10	2,000.00	480	100%		480
Total Acres 1.24			Land Total			36,780

Dwelling Description				Replacement Cost New	
Ranch	One Story	588 Sqft	Grade C 100	Base	56,123
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,262
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,296
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	8,560
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1958	0	TYPICAL	TYPICAL	Fair	Typical	56,125				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	50%	100%	100%	28,062					
Outbuildings/Additions/Improvements					Percent Good					
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
ONE STORY FRAME	1995	285	C 100	17,887	Fair	50%	100%	100%	8,944	
ONE STORY FRAME	1995	285	C 100	17,887	Fair	50%	100%	100%	8,944	
Finished Attic	1995	285	C 100	4,577	Fair	50%	100%	100%	2,288	
Wood Deck	1995	48	D 100	550	Avq-	77%	100%	100%	424	
Open Frame Porch	1958	30	D 100	720	Avq-	60%	100%	100%	432	
1,272 SFLA					Outbuilding Total				21,032	
Acpt Land		36,800		Accepted Bldg		49,100		Total		85,900

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 11/01/1994
Topography	Level	Sale Price 43,000
Utilities	Public WaterSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Renovations

Reference 1 B2058P0013
 Reference 2 U-21-003/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
1.07	Acres-Rear Land 1-10	2,000.00	2,140	100%		2,140
Total Acres 2.07			Land Total			38,440

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	550 Sqft	Grade C 105	Base		71,024
Exterior	OTHER	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	None	Basement		-6,150
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	5	HEARTH				
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	TYPICAL	TYPICAL	Below Average	Typical	64,874			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		57%	100%	100%	36,978		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1900	308	C 105	20,296	Avq-	57%	100%	100%	11,569
Encl Frame Porch	1900	220	C 105	7,921	Avq-	57%	100%	100%	4,515
Frame Shed	1900	280	C 105	1,800	Avq-	57%	100%	100%	1,026
2 STORY GARAGE	2002	864	B 100	45,269	Avq.	90%	100%	100%	40,742
Frame Shed	2002	270	C 105	1,735	Avq-	57%	100%	100%	989
Wood Deck	2003	196	C 100	2,149	Avq.	90%	100%	100%	1,934
Wood Deck	2004	130	C 100	1,476	Avq.	91%	100%	100%	1,343
1,133 SFLA						Outbuilding Total			62,118

Acpt Land	38,400	Accepted Bldg	99,100	Total	137,500
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WISCASSET

Valuation Report

09/13/2022

Name: SHERMAN, NORMAN P

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NEEDHAM, BEVERLY M

Map/Lot:

U21-004

Account: 1836 Card: 1 of 1

Location: 38 CHEWONKI NECK ROAD

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 04/11/2019
Topography	Level	Sale Price 75,000
Utilities	Public WaterSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2517P0104
 Reference 2 U-21-004/00 0000000000
 Tran/Land/Bldg 1 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
1.65	Acres-Rear Land 1-10	2,000.00	3,300	100%		3,300
Total Acres 2.65					Land Total	39,600

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	1988	160	C 100	1,782	Avq.	83%	100%	100%	1,479	
SLAB.....	1988	1008	C 100	2,520	Avq.	83%	100%	100%	2,092	
Frame Garage	2002	576	C 100	16,493	Avq.	90%	100%	100%	14,844	
14' Mobile Home	2005	14X72	D 100	69,314	Avq.	86%	50%	100%	29,871	
1,008 SFLA						Outbuilding Total			48,286	
Acpt Land		39,600		Accepted Bldg		48,300		Total		87,900

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 07/06/2015
Topography	Level	Sale Price 52,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Cash Sale
		Verified Public Record
		Validity Distressed Sale

Reference 1 B1426P0094
 Reference 2 U-21-005/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
2.16	Acres-Rear Land 1-10	2,000.00	4,320	100%		4,320
Total Acres 3.16					Land Total	40,620

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,118 Sqft	Grade C 105	Base		112,045
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	6	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1954	0	TYPICAL	TYPICAL	Fair	Typical	112,045
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		48%	100%	100%
						53,782

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1954	840	E 100	16,655	Poor	26%	100%	100%	4,330
Frame Shed	1954	120	C 100	734	Avq.	66%	100%	100%	484
1,118 SFLA									
Outbuilding Total									4,814

Acpt Land	40,600	Accepted Bldg	58,600	Total	99,200
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WISCASSET
 Name: WISCASSET, TOWN OF
 AIRPORT

Valuation Report

09/13/2022

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Account: 1838 Card: 1 of 1

Map/Lot:
 Location:

U21-006
 OLD FERRY ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B0000P0000
 Reference 2 U-21-006/00 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 29 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
9.00	Acres-Rear Land 11-20	1,000.00	9,000	100%		9,000
Total Acres 20.00					Land Total	65,300

Acpt Land 65,300 **Accepted Bldg** 0 **Total** 65,300

Name: REED, ALLEN E J/T

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REED, BARBARA J

Map/Lot:

U21-007

Account: 1839 Card: 1 of 1

Location: 52 CHEWONKI NECK ROAD

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 08/03/2009
Topography	Level	Sale Price 82,000
Utilities	Public WaterSeptic System	Sale Type Mobile Home
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4184P0174
 Reference 2 U-21-007/00 0000000000
 Tran/Land/Bldg 1 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
0.50	Acres-HS Size Adj	3,300.00	1,650	100%		1,650
Total Acres 0.50						Land Total 34,650

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	2002	14X70	D 100	67,752	Avq.	80%	50%	100%	27,262
SLAB.....	2003	980	D 100	2,107	Avq.	90%	100%	100%	1,896
Wood Deck	2003	72	C 100	884	Avq.	90%	100%	100%	796
Frame Shed	2003	36	C 100	220	Avq.	90%	100%	100%	198
Patio	2003	96	D 100	760	Avq-	80%	100%	100%	608
ONE STORY FRAME	2010	176	C 100	11,046	Avq.	92%	100%	100%	10,162
1,156 SFLA									40,922
Acpt Land		34,700		Accepted Bldg		40,900	Total		75,600

WISCASSET
 Name: WISCASSET, TOWN OF
 AIRPORT

Valuation Report

09/13/2022

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Account: 1840 Card: 1 of 1

Map/Lot: U21-009
 Location: CHEWONKI NECK ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B1413P0271
 Reference 2 U-21-009/00 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 29 0 0 Land Schedule 109

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
4.50	Acres-Rear Land 1-10	2,000.00	9,000	100%		9,000
Total Acres 5.50					Land Total	45,300
Accpt Land		45,300	Accepted Bldg		0	Total
						45,300

WISCASSET
 Name: RICE, ANDREW M

Valuation Report

09/13/2022

Page 2496

Map/Lot: U21-009-001-A01
 Location: 96 CHEWONKI NECK ROAD UNIT A1

Account: 2322 Card: 1 of 1

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/26/2017
 Sale Price 27,000
 Sale Type Buildings Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3648P0080 B4686P0030
 Reference 2 HANGAR UNIT A1
 Tran/Land/Bldg 1 1 13
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	.00		100%		0
Total Acres 0.00						0
						Land Total
						0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
HANGAR STEEL	2002	1197	C 100	55,660	Avq.	90%	100%	100%	50,094
Outbuilding Total									50,094
Acpt Land			0	Accepted Bldg		50,100	Total		50,100

WISCASSET
 Name: POLIAKOFF, ALEX C

Valuation Report

09/13/2022

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Map/Lot: U21-009-001-A02
 Location: 96 CHEWONKI NECK ROAD UNIT A2

Account: 2323 Card: 1 of 1

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 09/28/2011
 Sale Price 32,500
 Sale Type Buildings Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4442P0046
 Reference 2 HANGAR UNIT A2
 Tran/Land/Bldg 1 1 13
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
HANGAR STEEL	2002	1428	C 100	66.402	Avg.	90%	100%	100%	59.762
Outbuilding Total									59.762
Accpt Land			0	Accepted Bldg		59,800	Total		59,800

WISCASSET
 Name: BALDWIN, JOHNATHAN B

Valuation Report

09/13/2022

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Map/Lot: U21-009-001-A03

Account: 2324 Card: 1 of 1

Location: 96 CHEWONKI NECK ROAD UNIT A3

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 03/15/2004
 Sale Price 42,092
 Sale Type Buildings Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3303P0022 (03/04)
 Reference 2 HANGAR UNIT A3
 Tran/Land/Bldg 1 1 13
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
HANGAR STEEL	2002	1050	C 100	48.825	Avg.	90%	100%	100%	43,942
Outbuilding Total									43,942
Accpt Land			0	Accepted Bldg		43,900	Total		43,900

WISCASSET
 Name: POLIAKOFF, ALEX C

Valuation Report

09/13/2022

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Map/Lot: U21-009-001-A04
 Location: 96 CHEWONKI NECK ROAD UNIT A4

Account: 2325 Card: 1 of 1

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/16/2017
 Sale Price 27,000
 Sale Type Buildings Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3303P0023 (06/04)
 Reference 2 HANGAR UNIT A4
 Tran/Land/Bldg 1 1 13
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
HANGAR STEEL	2002	1050	C 100	48,825	Avg.	100%	100%	100%	48,825
Outbuilding Total									48,825
Accpt Land			0	Accepted Bldg		48,800	Total		48,800

Valuation Report

Map/Lot: U21-009-001-A05
 Location: 96 CHEWONKI NECK ROAD UNIT A5

Account: 2326 Card: 1 of 1

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 09/11/2020
 Sale Price 27,000
 Sale Type Buildings Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4046P0163
 Reference 2 HANGAR UNIT A5
 Tran/Land/Bldg 1 1 13
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
HANGAR STEEL	2002	1050	C 100	48.825	Avg.	90%	100%	100%	43,942
Outbuilding Total									43,942
Accpt Land			0	Accepted Bldg		43,900	Total		43,900

WISCASSET
 Name: SOWLES, JOHN WHEELER

Valuation Report

09/13/2022

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Account: 2327 Card: 1 of 1

Map/Lot: U21-009-001-A06
 Location: 96 CHEWONKI NECK ROAD UNIT A6

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 09/18/2018
 Sale Price 34,000
 Sale Type Buildings Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4666P0043
 Reference 2 HANGAR UNIT A6
 Tran/Land/Bldg 1 1 13
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
HANGAR STEEL	2002	1050	C 100	48.825	Avg.	90%	100%	100%	43,942
Outbuilding Total									43,942
Accpt Land			0	Accepted Bldg		43,900	Total		43,900

WISCASSET
 Name: RINK, DOUGLAS B

Valuation Report

09/13/2022

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Map/Lot: U21-009-001-A07
 Location: 96 CHEWONKI NECK ROAD UNIT A7

Account: 2328 Card: 1 of 1

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/29/2006
 Sale Price 46,500
 Sale Type Buildings Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3698P0193
 Reference 2 HANGAR UNIT A7
 Tran/Land/Bldg 1 1 13
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	.00		100%		0
Total Acres 0.00						0
						Land Total
						0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
HANGAR STEEL	2002	1050	C 100	48,825	Avq.	90%	100%	100%	43,942
Outbuilding Total									43,942
Acpt Land		0	Accepted Bldg			43,900	Total		43,900

WISCASSET
Name: JORGENSEN, JENNY

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Map/Lot: U21-009-001-A08

Account: 2329 Card: 1 of 1

Location: 96 CHEWONKI NECK ROAD UNIT A8

Neighborhood SOUTHEAST
Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2 HANGAR UNIT A8
Tran/Land/Bldg 1 1 13
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
HANGAR STEEL	2002	1050	C 100	48,825	Ava.	90%	100%	100%	43,942
						Outbuilding Total			43,942
Accpt Land		0	Accepted Bldg		43,900	Total		43,900	

WISCASSET
 Name: FAIRFIELD, EUGENE D

Valuation Report

09/13/2022

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Map/Lot: U21-009-001-A09
 Location: 96 CHEWONKI NECK ROAD UNIT A9

Account: 2330 Card: 1 of 1

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/05/2016
 Sale Price 30,000
 Sale Type Buildings Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3423P0125 (01/05)
 Reference 2 HANGAR UNIT A9
 Tran/Land/Bldg 1 1 13
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
HANGAR STEEL	2002	1050	C 100	48.825	Avg.	90%	100%	100%	43,942
Outbuilding Total									43,942
Accpt Land			0	Accepted Bldg		43,900	Total		43,900

WISCASSET
 Name: OLSON, JAMES

Valuation Report

09/13/2022

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Account: 2331 Card: 1 of 1

Map/Lot: U21-009-001-A10
 Location: 96 CHEWONKI NECK RD UNIT A10

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 03/15/2004
 Sale Price 36,592
 Sale Type Buildings Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3303P0025 (06/04)
 Reference 2 HANGAR UNIT A10
 Tran/Land/Bldg 1 1 13
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
HANGAR STEEL	2002	1050	C 100	48.825	Avg.	90%	100%	100%	43,942
Outbuilding Total									43,942
Accpt Land			0	Accepted Bldg		43,900	Total		43,900

WISCASSET

Valuation Report

09/13/2022

Name: LONG, DOUGLAS G

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LONG, MARGARET K

Map/Lot:

U21-009-001-A11

Account: 2332 Card: 1 of 1

Location: 96 CHEWONKI NECK RD UNIT A11

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/17/2008
 Sale Price 49,999
 Sale Type Buildings Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4065P0043
 Reference 2 HANGAR UNIT A11
 Tran/Land/Bldg 1 1 13
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
HANGAR STEEL	2002	1050	C 100	48.825	Avg.	90%	100%	100%	43,942
Outbuilding Total									43,942
Accpt Land			0	Accepted Bldg		43,900	Total		43,900

WISCASSET

Valuation Report

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Name: MARASCIULLO, TRUSTEE, JOSEPH

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THE LIVING TRUST OF JOSEPH MARASCIULLO

Map/Lot:

U21-009-001-A12

Account: 2333 Card: 1 of 1

Location: 96 CHEWONKI NECK RD UNIT A12

Neighborhood SOUTHEAST

Zoning/Use RURAL

Topography Level

Utilities Drilled WellSeptic System

Street Paved

Sale Data

Sale Date 08/24/2021

Sale Price 51,500

Sale Type Buildings Only

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Reference 1 B3303P0027 (06/04)

Reference 2 HANGAR UNIT A12

Tran/Land/Bldg 1 1 13

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
HANGAR STEEL	2002	1575	C 100	73,238	Avg.	90%	100%	100%	65,914
Outbuilding Total									65,914
Accpt Land			0	Accepted Bldg		65,900	Total		65,900

WISCASSET
 Name: LONGOBARDI, VITO A

Valuation Report

09/13/2022

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Map/Lot: U21-009-001-B01
 Location: 96 CHEWONKI NECK ROAD UNIT B1

Account: 2334 Card: 1 of 1

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 09/18/2018
 Sale Price 36,000
 Sale Type Buildings Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3423P0127 (01/05)
 Reference 2 HANGAR UNIT B1
 Tran/Land/Bldg 1 1 13
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
HANGAR STEEL	2002	1575	C 100	73,238	Avg.	90%	100%	100%	65,914
Outbuilding Total									65,914
Acpt Land			0	Accepted Bldg		65,900	Total		65,900

WISCASSET
 Name: BENNER, BRUCE

Valuation Report

09/13/2022

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Map/Lot: U21-009-001-B02
 Location: 96 CHEWONKI NECK ROAD UNIT B2

Account: 2335 Card: 1 of 1

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/23/2018
 Sale Price 40,000
 Sale Type Buildings Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4823P0121
 Reference 2 HANGAR UNIT B2
 Tran/Land/Bldg 1 1 13
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
HANGAR STEEL	2002	1050	C 100	48.825	Avg.	90%	100%	100%	43,942
Outbuilding Total									43,942
Acpt Land			0	Accepted Bldg		43,900	Total		43,900

WISCASSET
 Name: ROBERTS, ANDREW

Valuation Report

09/13/2022

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Map/Lot: U21-009-001-B03
 Location: 96 CHEWONKI NECK ROAD UNIT B3

Account: 2336 Card: 1 of 1

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/10/2021
 Sale Price 27,500
 Sale Type Buildings Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3303P0029 (06/04)
 Reference 2 HANGAR UNIT B3
 Tran/Land/Bldg 8 1 13
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
HANGAR STEEL	2002	1050	C 100	48.825	Avg.	90%	100%	100%	43,942
Outbuilding Total									43,942
Accpt Land			0	Accepted Bldg		43,900	Total		43,900

WISCASSET
 Name: FLIGHTTIME

Valuation Report

09/13/2022

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Map/Lot: U21-009-001-B04
 Location: 96 CHEWONKI NECK ROAD UNIT B4

Account: 2337 Card: 1 of 1

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 04/29/2020
 Sale Price 33,000
 Sale Type Buildings Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3423P0124 (01/05)
 Reference 2 HANGAR UNIT B4
 Tran/Land/Bldg 1 1 13
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
HANGAR STEEL	2002	1050	C 100	48.825	Avg.	90%	100%	100%	43,942
Outbuilding Total									43,942
Acpt Land			0	Accepted Bldg		43,900	Total		43,900

WISCASSET
 Name: SAREZKY, MICHAEL

Valuation Report

09/13/2022

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Map/Lot: U21-009-001-B05
 Location: 96 CHEWONKI NECK ROAD UNIT B5

Account: 2338 Card: 1 of 1

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 03/15/2004
 Sale Price 42,092
 Sale Type Buildings Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3303P0030 (06/04)
 Reference 2 HANGAR UNIT B5
 Tran/Land/Bldg 1 1 13
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
HANGAR STEEL	2002	1050	C 100	48.825	Avg.	90%	100%	100%	43,942
Outbuilding Total									43,942
Accpt Land			0	Accepted Bldg		43,900	Total		43,900

WISCASSET

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09/13/2022

Name: MACCORKLE, LEON

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MACCORKLE, SARA

Map/Lot:

U21-009-001-B06

Account: 2339 Card: 1 of 1

Location: 96 CHEWONKI NECK ROAD UNIT B6

Neighborhood SOUTHEAST

Zoning/Use RURAL

Topography Level

Utilities Drilled WellSeptic System

Street Paved

Sale Data

Sale Date 05/19/2021

Sale Price 32,000

Sale Type Buildings Only

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Reference 1 B4515P0113

Reference 2 HANGAR UNIT B6

Tran/Land/Bldg 1 1 13

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
HANGAR STEEL	2002	1050	C 100	48.825	Avg.	90%	100%	100%	43,942
Outbuilding Total									43,942
Accpt Land			0	Accepted Bldg		43,900	Total		43,900

WISCASSET
 Name: CALLAGHAN, FRANK

Valuation Report

09/13/2022

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Account: 2340 Card: 1 of 1

Map/Lot: U21-009-001-B07
 Location: 96 CHEWONKI NECK ROAD UNIT B7

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/27/2020
 Sale Price 29,000
 Sale Type Buildings Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3303P0032 (06/04)
 Reference 2 HANGAR UNIT B7
 Tran/Land/Bldg 1 1 13
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
HANGAR STEEL	2002	1050	C 100	48.825	Avg.	90%	100%	100%	43,942
Outbuilding Total									43,942
Accpt Land			0	Accepted Bldg		43,900	Total		43,900

WISCASSET
 Name: SULLIVAN, CHRISTOPHER

Valuation Report

09/13/2022

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Map/Lot: U21-009-001-B08
 Location: 96 CHEWONKI NECK ROAD UNIT B8

Account: 2341 Card: 1 of 1

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 01/26/2018
 Sale Price 42,500
 Sale Type Buildings Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2 HANGAR UNIT B8
 Tran/Land/Bldg 1 1 13
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
HANGAR STEEL	2002	1050	C 100	48,825	Ava.	90%	100%	100%	43,942
Outbuilding Total									43,942
Accpt Land			0	Accepted Bldg		43,900	Total		43,900

WISCASSET
 Name: MITCHELL, EDWIN
 MITCHELL, LORI

Valuation Report

09/13/2022

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Account: 2342 Card: 1 of 1

Map/Lot: U21-009-001-B09
 Location: 96 CHEWONKI NECK ROAD UNIT B9

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 12/14/2021
 Sale Price 33,500
 Sale Type Buildings Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2 HANGAR UNIT B9
 Tran/Land/Bldg 1 1 13
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
HANGAR STEEL	2002	1050	C 100	48.825	Avg.	90%	100%	100%	43,942
Outbuilding Total									43,942
Accpt Land			0	Accepted Bldg		43,900	Total		43,900

WISCASSET
 Name: SOWLES, JOHN WHEELER

Valuation Report

09/13/2022

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Map/Lot: U21-009-001-B10
 Location: 96 CHEWONKI NECK RD UNIT B10

Account: 2343 Card: 1 of 1

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 09/15/2011
 Sale Price 34,000
 Sale Type Buildings Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4439P0003
 Reference 2 HANGAR UNIT B10
 Tran/Land/Bldg 1 1 13
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
HANGAR STEEL	2002	1050	C 100	48.825	Avg.	90%	100%	100%	43,942
Outbuilding Total									43,942
Acpt Land			0	Accepted Bldg		43,900	Total		43,900

WISCASSET
 Name: MCCREA, STEPHEN M

Valuation Report

09/13/2022

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Account: 2344 Card: 1 of 1

Map/Lot: U21-009-001-B11
 Location: 96 CHEWONKI NECK RD UNIT B11

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/31/2018
 Sale Price 29,900
 Sale Type Buildings Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3303P0033 (06/04)
 Reference 2 HANGAR UNIT B11
 Tran/Land/Bldg 8 1 13
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
HANGAR STEEL	2002	1428	C 100	66.402	Avg.	90%	75%	100%	44.822
Outbuilding Total									44.822
Accpt Land			0	Accepted Bldg		44,800	Total		44,800

WISCASSET
 Name: WALKO, ANN-MARIE

Valuation Report

09/13/2022

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Account: 2345 Card: 1 of 1

Map/Lot: U21-009-001-B12
 Location: 96 CHEWONKI NECK RD UNIT B12

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 03/15/2004
 Sale Price 35,128
 Sale Type Buildings Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3303P0034 (06/04)
 Reference 2 HANGAR UNIT B12
 Tran/Land/Bldg 1 1 13
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
HANGAR STEEL	2002	1197	C 100	55.660	Avg.	90%	100%	100%	50,094
Outbuilding Total									50,094
Accpt Land			0	Accepted Bldg		50,100	Total		50,100

Account: 1150 Card: 1 of 1

Map/Lot: U21-009-001-D1
 Location: 96 CHEWONKI NECK ROAD UNIT D1

Neighborhood SOUTHEAST
 Zoning/Use SHORE RES PROTEC
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 04/26/2018
 Sale Price 107,564
 Sale Type Buildings Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 HANGAR AT AIRPORT
 Reference 2 BILL OF SALE 4/26/2018
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
HANGAR STEEL	2014	3000	C 100	139,500	Ava.	92%	75%	100%	96,255
Unfinished Attic	2014	1000	D 100	3,750	Ava.	92%	75%	100%	2,588
Outbuilding Total									98,843
Acpt Land			0	Accepted Bldg		98,800	Total		98,800

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 06/26/2014
Topography	Level	Sale Price 200,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2674P0145
 Reference 2 U-21-009/A0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
3.20	Acres-Rear Land 1-10	2,000.00	6,400	100%		6,400
Total Acres 4.20						Land Total 42,700

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
WAREHOUSE ST....	1990	3840	C 100	168,653	Avq.	84%	100%	100%	141,669	
WAREHOUSE ST....	0	2500	C 100	109,800	Avq.	65%	100%	100%	71,370	
Wood Deck	2019	1000	C 100	10,350	Avq.	92%	100%	100%	9,522	
OFFICE MEZZ	0	700	C 100	30,240	Avq.	65%	100%	100%	19,656	
Outbuilding Total									242,217	
Acpt Land		42,700	Accepted Bldg		242,200	Total		284,900		

WISCASSET
 Name: WISCASSET, TOWN OF
 AIRPORT

Valuation Report

09/13/2022

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Account: 1842 Card: 1 of 1

Map/Lot: U21-010
 Location: 96 CHEWONKI NECK ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B1413P0273
 Reference 2 U-21-010/00 0000000000
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 29 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.38	Acres-Rear Land 1-10	2,000.00	760	100%		760
Total Acres 1.38					Land Total	37,060

Accpt Land	37,100	Accepted Bldg	0	Total	37,100
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Neighborhood SOUTHEAST

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2304P0132
 Reference 2 U-21-011/00 0000000000
 Tran/Land/Bldg 6 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
0.95	Acres-HS Size Adj	3,300.00	3,135	100%		3,135
Total Acres 0.95						Land Total
						36,135

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1972	80	D 100	421	Avq-	66%	100%	100%	278
1S AD/GAR.....	1972	900	C 100	59,451	Avq.	75%	100%	100%	44,588
Outbuilding Total									44,866

Acpt Land	36,100	Accepted Bldg	44,900	Total	81,000
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Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Reference 1 B1348P0354
Reference 2 U-21-011/A0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.86	Acres-Rear Land 1-10	2,000.00	1,720	100%		1,720
Total Acres 1.86					Land Total	38,020

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 3/4 Story ALUM/VINYL 1 OTHER Units-0	368 Sqft Masonry Trim Roof Cover	Grade C 95 None Asphalt Shingles	Base Trim Roof	45,176 0 0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Average	Typical	45,176
Functional Obsolescence						Value(Rcnld)
None						29,364

Outbuildings/Additions/Improvements		Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Description	Year					Phy	Func	Econ	
1.5 Story/BSMT	1900	256	C 95	21,985	Avq.	65%	100%	100%	14,290
ONE STORY FRAME	1900	256	C 95	15,264	Avq.	65%	100%	100%	9,922
Frame Shed	1900	80	C 100	490	Avq-	57%	100%	100%	279
Frame Garaqe	1990	576	C 100	16,493	Avq-	74%	100%	100%	12,205
Patio	1990	196	C 100	1,649	Avq-	74%	50%	100%	610
Wood Deck	2000	112	C 95	1,227	Avq.	65%	100%	100%	798
1Sfr Overhanq	1900	14	C 100	879	Avq.	65%	100%	100%	571
1,298 SFLA									38,675

Acpt Land	38,000	Accepted Bldg	68,000	Total	106,000
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Name: WRIGHT, ANNE CONNORS J/T

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BAILEY, BERNARD C

Map/Lot:

U21-012

Account: 1845 Card: 1 of 2

Location: 89 CHEWONKI NECK ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Reference 1 B4766P0139
Reference 2 U-21-012/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 109

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Conventional Exterior Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 1940, Renovated 0, Kitchens OLD TYPE, Baths Old Type, Condition Poor, Layout Typical, Total 46,855.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Functional Obsolescence None, Economic Obsolescence None, Phys. % 25%, Func. % 100%, Econ. % 100%, Value(Rcnld) 11,714.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include ONE STORY FRAME, Frame Shed, Encl Frame Porch, and 783 SFLA.

Acpt Land 38,100 Accepted Bldg 14,500 Total 52,600

WISCASSET

Valuation Report

09/13/2022

Name: WRIGHT, ANNE CONNORS J/T

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BAILEY, BERNARD C

Map/Lot:

U21-012

Account: 1845 Card: 2 of 2

Location: 89 CHEWONKI NECK ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Reference 1 B4766P0139
Reference 2 U-21-012/00 0000000000
Tran/Land/Bldg 1 0 0
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	1985	14X72	D 100	69,314	Avg-	40%	100%	100%	27,726
1,791 SFLA									27,726
Accpt Land						0	Accepted Bldg		27,700
							Total		27,700

WISCASSET

Valuation Report

09/13/2022

Name: WRIGHT, ANNE CONNORS J/T

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BAILEY, BERNARD C

Map/Lot:

U21-012

Account: 1845

Location:

89 CHEWONKI NECK ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	38,100	14,500	52,600	38,100	14,500	52,600
2	0	27,700	27,700	0	27,700	27,700
TOTAL	38,100	42,200	80,300	38,100	42,200	80,300

Name: HOLBROOK, DYLAN M

WING, KENNETH A

Map/Lot:

U21-012-001

Account: 2119 Card: 1 of 1

Location: 93 CHEWONKI NECK ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL

Topography Level

Utilities Drilled WellSeptic System

Street Paved

Sale Data

Sale Date 01/09/2018

Sale Price 87,000

Sale Type Mobile Home

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Reference 1 B3296P0021 (05/04)

Reference 2 U-21-012/01

Tran/Land/Bldg 1 1 2

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.15	Acres-Rear Land 1-10	2,000.00	300	100%		300
Total Acres 1.15			Land Total			36,600

Dwelling Description				Replacement Cost New	
Double Wide	One Story	1,848 Sqft	Grade D 100	Base	106,227
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,926
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,931
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,257
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	TYPICAL	TYPICAL	Below Average	Typical	89,975
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		79%	100%	100%
						71,080

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2000	50	C 100	660	Avq-	79%	100%	100%	521
Frame Shed	2000	36	C 100	220	Avq-	79%	100%	100%	174
1,848 SFLA	Outbuilding Total								695

Acpt Land 36,600 **Accepted Bldg** 71,800 **Total** 108,400

Valuation Report

Map/Lot: U21-013

Account: 1846 Card: 1 of 1

Location: 75 CHEWONKI NECK ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 03/27/2018
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B2229P0336
Reference 2 U-21-013/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.04	Acres-Rear Land 1-10	2,000.00	80	100%		80
Total Acres 1.04						Land Total 36,380

Dwelling Description

Replacement Cost New

Double Wide	One Story	688 Sqft	Grade E 95	Base	32,328
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1965	0	OLD TYPE	Old Type	Fair	Typical	32,328			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
STYLE.....		None		53%	80%	100%	13,707		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1965	72	E 95	1,186	Fair	53%	80%	100%	503
Frame Garage	1965	528	D 100	13,244	Fair	49%	100%	100%	6,490
ONE STORY FRAME	1965	80	E 95	3,530	Fair	53%	80%	100%	1,497
768 SFLA									Outbuilding Total 8,490
Acpt Land		36,400	Accepted Bldg		22,200	Total			58,600

Name: PETTIS, LISA J

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WRIGHT JR., WAYNE L

Map/Lot: U21-015

Account: 1847 Card: 1 of 1

Location: 61 CHEWONKI NECK ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 08/07/2020
Sale Price 115,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2717P0175
Reference 2 U-21-015/00 0000000000
Tran/Land/Bldg 1 1 2
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 109

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Double Wide, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1981, 0, TYPICAL, TYPICAL, Average, Typical, 98,006.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 82%, 100%, 100%, 80,365.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Frame Shed, Wood Deck, 1,620 SFLA, and Outbuilding Total.

Acpt Land 38,300 Accepted Bldg 85,000 Total 123,300

Name: KONTRATH, ALBERT GORDON J/T

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KONTRATH, LYNNE A

Map/Lot:

U21-016

Account: 1848 Card: 1 of 1

Location:

79 OLD FERRY ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL

Topography Level

Utilities Drilled WellSeptic System

Street Paved

Sale Data

Sale Date 10/15/2012

Sale Price 105,000

Sale Type Land & Buildings

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Reference 1 B4582P0032

Reference 2 U-21-016/00 0000000000

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) 6 50 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000	
0.97	Acres-HS Size Adj	3,300.00	3,201	100%		3,201	
Total Acres 0.97						Land Total	36,201

Dwelling Description

Replacement Cost New

Ranch	One Story	1,194 Sqft	Grade C 100	Base	111,729
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	580 Sqft, Grade C	Basement Gar	None	Fin Bsmt	25,828
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,272
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,105
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	144,934
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		78%	100% 100%	113,049

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
1 Story/BASEMENT	1972	592	C 100	43,861	Avq.	75%	100%	100%	32,896	
Wood Deck	1972	416	C 100	4,393	Avq.	75%	100%	100%	3,295	
Frame Garage	1972	672	C 100	18,680	Avq.	75%	100%	100%	14,010	
Wood Deck	1972	176	C 100	1,945	Avq.	75%	100%	100%	1,459	
1,786 SFLA									Outbuilding Total	51,660

Acpt Land 36,200 **Accepted Bldg** 164,700 **Total** 200,900

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 03/16/2020
Topography	Level	Sale Price 150,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B0614P0260
 Reference 2 U-21-017/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
1.02	Acres-Rear Land 1-10	2,000.00	2,040	100%		2,040
Total Acres 2.02						Land Total 38,340

Dwelling Description				Replacement Cost New	
Cape Cod	One Story	768 Sqft	Grade B 95	Base	74,775
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	Full Finished			Attic	11,027
FirePlaces	1			Fireplace	5,578
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1957	0	TYPICAL	TYPICAL	Average	Typical	93,862			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	72%	100%	100%	67,581				
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
ONE STORY FRAME	1957	400	B 95	27,426	Avq.	72%	100%	100%	19,747
1SGAR/BSMT.....	1957	528	B 95	23,360	Avq.	72%	100%	100%	16,819
Res. Greenhouse	1957	192	D 100	7,401	Avq.	67%	100%	100%	4,959
Wood Deck	1957	340	B 95	3,953	Avq.	72%	100%	100%	2,846
Frame Shed	1957	240	C 100	1,469	Avq.	67%	100%	100%	984
Frame Shed	1957	520	D 100	2,737	Avq.	67%	100%	100%	1,834
Frame Shed	1957	72	D 110	417	Avq.	20%	100%	100%	83
Frame Shed	1957	720	D 100	3,789	Avq-	59%	100%	100%	2,236
1,168 SFLA									
Outbuilding Total									49,508

Acpt Land	38,300	Accepted Bldg	117,100	Total	155,400
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Neighborhood	SOUTHEAST	Sale Data	
Zoning/Use	RURAL	Sale Date	11/15/2013
Topography	Level	Sale Price	125,000
Utilities	All Public	Sale Type	Land & Buildings
Street	Paved	Financing	Unknown
		Verified	Public Record
		Validity	Arms Length Sale

Reference 1	B4734P0001		
Reference 2	U-21-017/A0 0000000000		
Tran/Land/Bldg	6	1	11
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50	0	0
		Land Schedule	109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
Total Acres	1.00				Land Total	36,300

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	1,160 Sqft	Grade C 100	Base		142,662
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Slab	Basement	None	Basement		-12,354
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	6	HEARTH				
Bedrooms	4	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1998	2013	TYPICAL	TYPICAL	Good	Typical	130,308			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete		None		96%	90%	100%	112,586		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
FA/1FR	1998	284	C 100	22,007	Good	96%	60%	100%	12,676
Frame Shed	1998	84	C 100	514	Good	96%	60%	100%	296
Frame Shed	1998	80	C 100	490	Avq.	88%	100%	100%	431
FIN APT/1 ST GARAGE	2004	1120	C 100	43,680	Avq.	91%	100%	100%	39,749
TWO STORY FRAME	2004	216	C 100	22,095	Avq.	91%	100%	100%	20,106
Wood Deck	2008	268	C 100	2,884	Avq.	92%	100%	100%	2,653
Wood Deck	2014	64	C 100	803	Avq.	92%	100%	100%	739
Wood Deck	2014	144	C 100	1,619	Avq.	92%	100%	100%	1,489
Wood Deck	2018	224	C 100	2,435	Avq.	92%	100%	100%	2,240
2,570 SFLA						Outbuilding Total			80,379

Acpt Land	36,300	Accepted Bldg	193,000	Total	229,300
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Valuation Report

Account: 2276 Card: 1 of 1

Location: 85 SHADY LANE

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 11/10/2005
Topography	Below Street	Sale Price 182,000
Utilities	Public WaterSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3590P0135
 Reference 2 U-21-17/B
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.33	Acres-Rear Land 1-10	2,000.00	660	100%		660
Total Acres 1.33			Land Total			36,960

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	1,248 Sqft	Grade C 100	Base		153,485
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	7	HEARTH				
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		5,680
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2005	0	TYPICAL	TYPICAL	Average	Typical	159,165			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		91%	100%	100%	144,840		
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	2005	84	C 100	1,007	Avg.	91%	100%	100%	916
BSMT ENTRY.....	2005	30	C 100	367	Avg.	91%	100%	100%	334
1,872 SFLA							Outbuilding Total		1,250
Acpt Land		37,000	Accepted Bldg		146,100	Total		183,100	

WISCASSET

Valuation Report

09/13/2022

Name: MICHAUD, LISA C

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TRUE, D ANTHONY

Map/Lot:

U21-017-C

Account: 2685 Card: 1 of 1

Location:

SHADY LANE

Neighborhood SOUTHEAST

Zoning/Use RURAL

Topography Rolling

Utilities

Street Paved

Sale Data	
Sale Date	06/27/2018
Sale Price	30,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adi	3,300.00	3,300	100%		3,300
9.00	Acres-Rear Land 1-10	2,000.00	18,000	100%		18,000
Total Acres 10.00					Land Total	54,300

Acpt Land	54,300	Accepted Bldg	0	Total	54,300
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Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B0588P0021
Reference 2 U-22-001/00 0000000000
Tran/Land/Bldg 6 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
4.01	Acres-Rear Land 1-10	2,000.00	8,020	100%		8,020
Total Acres 5.01					Land Total	44,320

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade C 100	Base	94,324
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	302 Sqft, Grade D	Basement Gar	None	Fin Bsmt	11,566
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,105
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1964	0	TYPICAL	TYPICAL	Average	Typical	110,995
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		75%	100% 100%	83,246

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Encl Frame Porch	1964	88	C 100	3,234	Avq.	71%	100%	100%	2,296
Wood Deck	1964	161	D 100	1,541	Avq.	71%	100%	100%	1,094
Frame Shed	1964	128	D 100	673	Fair	49%	100%	100%	330
Wood Deck	2012	480	C 100	5,046	Avq.	92%	100%	100%	4,642
1,008 SFLA									
Outbuilding Total									8,362

Acpt Land	44,300	Accepted Bldg	91,600	Total	135,900
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Valuation Report

Neighborhood SOUTHEAST
Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 06/01/1993
Sale Price 110,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3392P02304 (11/04)
Reference 2 U-22-002/00 0000000000
Tran/Land/Bldg 6 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
2.17	Acres-Rear Land 1-10	2,000.00	4,340	100%		4,340
Total Acres 3.17					Land Total	40,640

Dwelling Description

Replacement Cost New

Ranch	One Story	1,110 Sqft	Grade C 105	Base	109,062
Exterior	COMPOSITION	Masonry Trim	100Sqft	Trim	447
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	360 Sqft, Grade D	Basement Gar	2 CAR	Fin Bsmt	17,548
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,964
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1972	0	TYPICAL	TYPICAL	Below Average	Typical	133,021			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		69%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1 Story/BASEMENT	1972	768	C 105	59,746	Avq.	75%	100%	100%	44,810
Frame Garage	1972	576	C 100	16,493	Avq.	75%	100%	100%	12,370
Wood Deck	1972	44	D 100	515	Avq.	75%	100%	100%	386
1,878 SFLA									
Outbuilding Total						57,566			
Accpt Land		40,600		Accepted Bldg		149,400		Total	
								190,000	

Name: SONIA, CHRISTINE C

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SONIA-FRANZ, ANNE MARIE S

Map/Lot:

U22-003

Account: 1853 Card: 1 of 1

Location:

160 OLD FERRY ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Reference 1 B0672P0005
Reference 2 U-22-003/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 109

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Spec, Condition, Replacement, Value. Rows include Ranch, Exterior, Foundation, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Summary table for Dwelling Condition with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Values include 1963, 0, TYPICAL, TYPICAL, Average, Typical, 112,050.

Table for Outbuildings/Additions/Improvements with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include ONE STORY FRAME, Frame Shed, 1.50 ST BARN..., 1 Story/BASEMENT, and 1,800 SFLA.

Acpt Land 41,000 Accepted Bldg 135,300 Total 176,300

WISCASSET
 Name: GRIFFIN, CONRAD G
 GRIFFIN, KARA E

Valuation Report

09/13/2022

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Account: 1854 Card: 1 of 1

Map/Lot: U22-004
 Location: 168 OLD FERRY ROAD

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Above Street
 Utilities Public Sewer
 Street Paved

Sale Data
 Sale Date 06/12/2020
 Sale Price 20,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B3380P0181 (10/04)
 Reference 2 U-22-004/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
1.00	Acres-Rear Land 1-10	2,000.00	2,000	100%		2,000
Total Acres 2.00						Land Total 38,300

Dwelling Description

Replacement Cost New

Ranch	One Story	1,108 Sqft	Grade C 105	Base	108,865
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,361
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	TYPICAL	TYPICAL	Average	Typical	114,226
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		75%	100% 100%	85,670

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1965	304	C 100	19,079	Avq.	71%	100%	100%	13,546
Open Frame Porch	1965	48	C 100	1,201	Avq.	71%	100%	100%	853
Frame Garage	1965	550	C 100	15,901	Avq.	71%	100%	100%	11,290
1,412 SFLA									
Outbuilding Total									25,689

Acpt Land 38,300 **Accepted Bldg** 111,400 **Total** 149,700

WISCASSET
 Name: SONIA, JEFFREY E
 SONIA, JAMIE L

Valuation Report

09/13/2022

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Account: 1855 Card: 1 of 1

Map/Lot:
 Location:

U22-004-A
 176 OLD FERRY ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellPublic Sewer
 Street Paved

Reference 1 B2052P0170
 Reference 2 U-22-004/A0 0000000000
 Tran/Land/Bldg 9 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.84	Acres-Rear Land 1-10	2,000.00	1,680	100%		1,680
Total Acres 1.84					Land Total	37,980

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 100	Base	149,795
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,919
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	TYPICAL	TYPICAL	Average	Typical	153,714
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		87%	100% 100%	133,731

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1995	24	C 100	395	Avq.	86%	100%	100%	340
Frame Shed	2003	192	C 100	1,175	Avq.	90%	100%	100%	1,058
Patio	2006	196	C 100	1,649	Avq.	92%	100%	100%	1,517
Encl Frame Porch	2006	120	C 100	4,278	Avq.	92%	100%	100%	3,936
3/4S AD/GAR.....	2006	784	C 100	43,356	Avq.	92%	100%	100%	39,888
Wood Deck	2006	24	C 100	395	Avq.	92%	100%	100%	363
1,764 SFLA									
Outbuilding Total									47,102

Acpt Land 38,000 **Accepted Bldg** 180,800 **Total** 218,800

WISCASSET
 Name: JOHNSON, TESSA M
 CRETA, GUISEPPE A

Valuation Report

09/13/2022

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Account: 1856 Card: 1 of 1

Map/Lot: U22-005
 Location: 589 BIRCH POINT ROAD

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 01/14/2020
Topography	Level	Sale Price 174,250
Utilities	Drilled WellPublic Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4735P0078
 Reference 2 U-22-005/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.01	Acres-Rear Land 1-10	2,000.00	20	100%		20
Total Acres 1.01			Land Total			36,320

Dwelling Description				Replacement Cost New	
Ranch	One Story	864 Sqft	Grade C 105	Base	84,891
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,361
Insulation	Minimal			Insulation	-1,288
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1957	0	TYPICAL	TYPICAL	Above Average	Typical	88,964				
Functional Obsolescence	Economic Obsolescence		Phys. %		Func. %	Econ. %	Value(Rcnld)			
None	None		81%		100%	100%	72,061			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
ONE STORY FRAME	1957	220	C 105	14,498	Avq+	77%	100%	100%	11,163	
Frame Garage	1957	384	C 100	12,120	Avq.	67%	100%	100%	8,120	
BSMT ENTRY.....	1957	30	C 100	367	Avq.	67%	100%	100%	246	
Wood Deck	2012	150	C 100	1,680	Avq.	92%	100%	100%	1,546	
1,084 SFLA									Outbuilding Total	21,075

Acpt Land 36,300 **Accepted Bldg** 93,100 **Total** 129,400

WISCASSET

Valuation Report

09/13/2022

Name: MCINTIRE, WILLIAM H

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MCINTIRE, BARBARA

Map/Lot:

U22-006

Account: 1857 Card: 1 of 1

Location:

BIRCH POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL

Topography Level

Utilities NoWater/NoSewer

Street Paved

Reference 1 B1011P0043

Reference 2 U-22-006/00 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Acres-Base Homesite Value	33,000.00	33,000	100%		0
0.00	Acres-HS Size Adj	3,300.00	3,300	100%		0
0.00	Acres-Rear Land 1-10	2,000.00	20	100%		0
Total Acres 0.00			Land Total			0

Accpt Land

0

Accepted Bldg

0

Total

0

Name: MCINTIRE, WILLIAM H

Page 2543

MCINTIRE, BARBARA L

Map/Lot: U22-007

Account: 1858 Card: 1 of 1

Location: 575 BIRCH POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Reference 1 B0671P0262
Reference 2 U-22-007/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 109

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Frame Garage, ONE STORY FRAME, AB.GR. POOL....., Wood Deck, Frame Garage, ONE STORY FRAME, 2,289 SFLA.

Acpt Land 43,600 Accepted Bldg 174,400 Total 218,000

WISCASSET

Valuation Report

09/13/2022

Name: SONIA-FRANZ, ANNE MARIE S

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FRANZ, STEVEN SR

Map/Lot:

U22-008

Account: 1859 Card: 1 of 1

Location:

BIRCH POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level

Utilities NoWater/NoSewer

Street Paved

Sale Data	
Sale Date	10/18/2019
Sale Price	11,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1 B2498P0121
Reference 2 U-22-008/00 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	50%		16,500
1.77	Acres-HS Size Adj	3,300.00	5,841	100%		5,841
Total Acres 1.77					Land Total	22,341

Acpt Land	22,300	Accepted Bldg	0	Total	22,300
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Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 05/05/2020
Topography	Rolling	Sale Price 190,000
Utilities	Public SewerDrilled Well	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B1324P0223
 Reference 2 U-22-009/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
1.29	Acres-Rear Land 1-10	2,000.00	2,580	100%		2,580
Total Acres 2.29					Land Total	38,880

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,217 Sqft	Grade B 95	Base		124,415
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	554 Sqft, Grade B	Basement Gar	None	Fin Bsmt		26,952
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	8	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,578
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1963	0	TYPICAL	TYPICAL	Average	Typical	156,945			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	74%	100%	100%	116,139				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1963	192	B 95	15,541	Avq.	74%	100%	100%	11,500
Wood Deck	1963	420	C 100	4,434	Avq.	70%	100%	100%	3,104
Open Frame Porch	1963	32	C 100	877	Avq.	70%	100%	100%	614
Frame Garage	1963	728	C 100	19,956	Avq.	70%	100%	100%	13,969
Open Frame Porch	1963	15	C 100	533	Avq.	70%	100%	100%	373
Frame Shed	1990	96	D 100	506	Avq.	84%	100%	100%	425
Open Frame Porch	1963	16	B 95	604	Avq.	74%	100%	100%	447
Open Frame Porch	1963	16	B 95	604	Avq.	74%	100%	100%	447
1,409 SFLA						Outbuilding Total			30,879

Acpt Land	38,900	Accepted Bldg	147,000	Total	185,900
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Valuation Report

Map/Lot: U22-010

Account: 1861 Card: 1 of 1

Location: 576 BIRCH POINT ROAD

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 11/07/2016
Topography	Level	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B1696P0107
 Reference 2 U-22-010/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
1.36	Acres-Rear Land 1-10	2,000.00	2,720	100%		2,720
Total Acres 2.36					Land Total	39,020

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,080 Sqft	Grade B 95	Base		110,409
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Concrete	Basement	Wet Full Bmt	Basement		0
Fin. Basement Area	280 Sqft, Grade C	Basement Gar	None	Fin Bsmt		12,469
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	5	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,578
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1965	0	TYPICAL	TYPICAL	Good	Typical	128,456			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	87%	100%	100%	111,757				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1965	120	B 95	4,674	Good	87%	100%	100%	4,066
Wood Deck	1965	326	B 95	3,796	Good	87%	100%	100%	3,303
Frame Garage	1965	536	B 95	17,023	Good	87%	100%	100%	14,810
Frame Shed	2007	120	C 100	734	Avq.	92%	100%	100%	675
Canopy	2007	60	D 100	587	Avq-	82%	100%	100%	481
1 ST ATT.SHED...	1965	40	C 100	245	Avq.	71%	100%	100%	174
Wood Deck	2017	209	C 100	2,282	Avq.	92%	100%	100%	2,099
Open Frame Porch	2020	30	B 95	915	Avq.	92%	100%	100%	842
1,080 SFLA						Outbuilding Total			26,450

Acpt Land	39,000	Accepted Bldg	138,200	Total	177,200
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Name: RATTLEFF, CODY

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RATTLEFF, EMILY

Map/Lot: U22-012

Account: 1862 Card: 1 of 1

Location: 584 BIRCH POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 12/29/2020
Sale Price 235,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2637P0195
Reference 2 U-22-012/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 109

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Spec, Condition, Replacement Cost, Value. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Summary table for Dwelling Condition with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Values include 1975, 0, TYPICAL, TYPICAL, Average, Typical, 127,889.

Table for Outbuildings/Additions/Improvements with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include 1 Story/BASEMENT, Wood Deck, Frame Garage, and 1,784 SFLA.

Acpt Land 39,500 Accepted Bldg 155,300 Total 194,800

Valuation Report

Map/Lot: U22-013

Account: 1863 Card: 1 of 1

Location: 590 BIRCH POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 12/21/2020
 Sale Price 250,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3044P0031 (04/03)
 Reference 2 U-22-013/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.74	Acres-Rear Land 1-10	2,000.00	1,480	100%		1,480
Total Acres 1.74					Land Total	37,780

Dwelling Description

Replacement Cost New

Ranch	One Story	1,728 Sqft	Grade B 95	Base	176,655
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1958	0	TYPICAL	TYPICAL	Average	Typical	179,137
Functional Obsolescence						Value(Rcnld)
None						128,979

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
Open Frame Porch	1958	72	C 100	1,687	Avq.	68%	100%	100%	1,147
Wood Deck	1958	300	C 100	3,210	Avq.	68%	100%	100%	2,183
Frame Garage	1958	540	C 100	15,673	Avq.	68%	100%	100%	10,658
Encl Frame Porch	1958	275	C 100	9,339	Avq.	68%	100%	100%	6,351
BSMT ENTRY.....	1958	110	C 100	1,346	Avq.	68%	100%	100%	915
1,728 SFLA									21,254

Acpt Land	37,800	Accepted Bldg	150,200	Total	188,000
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Name: HAYWARD, FRANKLIN R

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HAYWARD, LAURA B

Map/Lot: U22-014

Account: 1864 Card: 1 of 1

Location: 208 OLD FERRY ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Reference 1 B2414P0103
Reference 2 U-22-014/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 109

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Encl Frame Porch, Wood Deck, Frame Garage, 1,232 SFLA, and Outbuilding Total.

Acpt Land 37,200 Accepted Bldg 124,200 Total 161,400

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 07/31/2019
Topography	Rolling	Sale Price 239,000
Utilities	Drilled WellPublic Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4345P0095
 Reference 2 U-22-015/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.52	Acres-Rear Land 1-10	2,000.00	1,040	100%		1,040
Total Acres 1.52			Land Total			37,340

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,188 Sqft	Grade B 95	Base		121,450
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	6	HEARTH				
Bedrooms	3	Add Fixtures	1			
Baths	2	Half Baths	0	Plumbing		4,964
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,578
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	TYPICAL	TYPICAL	Average	Typical	131,992
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		75%	100% 100%	98,994

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1965	484	B 95	39,177	Avq.	71%	100%	100%	27,816
1 Story/BASEMENT	1965	374	B 95	30,273	Avq.	71%	100%	100%	21,494
Wood Deck	1965	264	C 100	2,843	Avq.	71%	100%	100%	2,019
Wood Deck	1965	66	C 100	823	Avq.	71%	100%	100%	584
Open Frame Porch	1965	198	C 100	4,239	Avq.	71%	100%	100%	3,010
Frame Bay Window	1965	24	C 100	1,506	Avq.	71%	100%	100%	1,069
Frame Garage	1965	625	C 100	17,610	Avq.	71%	100%	100%	12,503
Frame Shed	1965	80	D 100	421	Fair	49%	100%	100%	206
Frame Shed	1970	126	D 100	663	Fair	52%	100%	100%	345
Frame Shed	1965	99	C 100	606	Avq.	71%	100%	100%	430
2,070 SFLA									
Outbuilding Total									69,476

Acpt Land	37,300	Accepted Bldg	168,500	Total	205,800
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Name: SOULE JR., DAVID B (TRUSTEE)

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JONES, BERTHA M (DEWISEE)

Map/Lot: U22-016

Account: 1866 Card: 1 of 1

Location: 2 READY POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 08/01/1992
Sale Price 60,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3264P0314 B4729P0119

Reference 2 U-22-016/00 0000000000

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 109

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1970, 0, TYPICAL, TYPICAL, Below Average, Typical, 83,843.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 68%, 100%, 100%, 57,013.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Encl Frame Porch, Frame Garage, 896 SFLA, and Outbuilding Total.

Acpt Land 36,300 Accepted Bldg 71,800 Total 108,100

Valuation Report

Map/Lot: U22-017

Account: 1867 Card: 1 of 1

Location: 10 READY POINT ROAD

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 07/02/2010
Topography	Level	Sale Price 180,000
Utilities	Public WaterSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4293P0271
 Reference 2 U-22-017/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
0.64	Acres-HS Size Adj	3,300.00	2,112	100%		2,112
Total Acres 0.64						Land Total 35,112

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	1,120 Sqft	Grade B 95	Base		158,117
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	3 CAR	Fin Bsmt		3,931
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	7	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		6,205
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition								
Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1993	0	TYPICAL	TYPICAL	Average	Typical	168,253		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)		
None		None		86%	100% 100%	144,698		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Wood Deck	2015	80	C 100	966	Avq.	92%	100%	100%
Wood Deck	2015	576	C 100	6,025	Avq.	92%	100%	100%
1,960 SFLA						Outbuilding Total		

Acpt Land 35,100 **Accepted Bldg** 151,100 **Total** 186,200

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities Public WaterSeptic System
Street Paved

Reference 1 B1036P0048 B4689P0113 B4693P0110
Reference 2 U-22-018/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.15	Acres-Rear Land 1-10	2,000.00	300	100%		300
Total Acres 1.15					Land Total	36,600

Dwelling Description

Replacement Cost New

Ranch	One Story	709 Sqft	Grade C 95	Base	63,028
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	3,388
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	TYPICAL	TYPICAL	Above Average	Typical	66,416
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence			Phys. %	Func. %	Econ. %	55,125
None			83%	100%	100%	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1965	99	C 100	6,213	Avq.	71%	100%	100%	4,411
Frame Shed	2001	240	C 100	1,469	Avq-	79%	100%	100%	1,161
Barn 1S	1989	864	C 100	22,257	Avq-	74%	100%	100%	16,470
Frame Garage	2003	1120	C 100	28,886	Avq.	90%	100%	100%	25,997
1 Story/BASEMENT	2013	1008	C 100	74,683	Avq.	92%	100%	100%	68,708
AB.GR. POOL.....	2014	1	C 100	1,000	Avq.	92%	100%	100%	920
Barn 1S	2015	720	C 100	19,026	Avq.	92%	100%	100%	17,504
1,816 SFLA									135,171

Acpt Land	36,600	Accepted Bldg	190,300	Total	226,900
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Valuation Report

Map/Lot: U22-019

Account: 1869 Card: 1 of 1

Location: 30 READY POINT ROAD

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 11/24/2010
Topography	Level	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Family Member
		Validity Related Parties

Reference 1 B1228P0285
 Reference 2 U-22-019/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
0.64	Acres-HS Size Adj	3,300.00	2,112	100%		2,112
Total Acres 0.64						Land Total 35,112

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,140 Sqft	Grade B 95	Base		116,543
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	6	HEARTH				
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		2,482
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,578
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1964	0	TYPICAL	TYPICAL	Average	Typical	124,603	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		75%	100%	100%	93,452

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	1964	528	C 100	15,400	Avq.	71%	100%	100%	10,934
Unfin Basement	1964	528	C 100	2,112	Avq.	71%	100%	100%	1,500
Wood Deck	1999	432	C 100	4,556	Avq-	78%	100%	100%	3,554
1,140 SFLA						Outbuilding Total			15,988

Acpt Land	35,100	Accepted Bldg	109,400	Total	144,500
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Neighborhood SOUTHEAST

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1482P0235
 Reference 2 U-22-020/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
0.67	Acres-HS Size Adj	3,300.00	2,211	100%		2,211
					Land Total	35,211

Dwelling Description

Replacement Cost New

Ranch	One Story	904 Sqft	Grade C 105	Base	88,822
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,361
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1970	0	TYPICAL	TYPICAL	Average	Typical	94,183				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %				
None		None		77%	100%	100%				
						72,521				
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value
Frame Garage	1970	484	C 100	14,398	Fair	52%	100%	100%		7,487
904 SFLA							Outbuilding Total			7,487

Acpt Land 35,200 **Accepted Bldg** 80,000 **Total** 115,200

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Reference 1 B0577P0125
Reference 2 U-22-021/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 2 50 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
Total Acres 1.00						Land Total 36,300

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	840 Sqft	Grade C 105	Base	78,603
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	400 Sqft, Grade D	Basement Gar	None	Fin Bsmt	15,319
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,361
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Average	Typical	99,283
Functional Obsolescence						Value(Rcnld)
None						72,477

Outbuildings/Additions/Improvements				Condition			Layout			Total
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
ONE STORY FRAME	1998	252	C 100	15,816	Avq.	88%	100%	100%	13,918	
Wood Deck	2000	260	C 100	2,802	Avq.	89%	100%	100%	2,494	
Frame Garage	1999	324	C 100	10,753	Avq.	88%	100%	100%	9,463	
Encl Frame Porch	2005	224	C 100	7,674	Avq.	91%	100%	100%	6,983	
ONE STORY FRAME	2005	288	D 100	15,544	Avq.	91%	100%	100%	14,145	
1SFr Overhang	1963	84	C 100	5,272	Avq.	70%	100%	100%	3,690	
Open Frame Porch	1963	72	D 100	1,451	Avq.	70%	100%	100%	1,016	
1,464 SFLA										
Outbuilding Total									51,709	

Acpt Land	36,300	Accepted Bldg	124,200	Total	160,500
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Valuation Report

Map/Lot: U22-022

Account: 1872 Card: 1 of 1

Location: 43 READY POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 10/01/1993
Sale Price 60,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Renovations

Reference 1 B1916P0256
Reference 2 U-22-022/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.03	Acres-Rear Land 1-10	2,000.00	60	100%		60
Total Acres 1.03						Land Total 36,360

Dwelling Description

Replacement Cost New

Ranch	One Story	1,056 Sqft	Grade C 105	Base	105,831
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,361
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Average	Typical	111,192
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		73%	100% 100%	81,170

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	1970	672	C 100	39,768	Avq.	74%	100%	100%	29,428
Wood Deck	1999	686	C 100	7,147	Avq-	78%	100%	100%	5,575
Wood Deck	1999	28	C 100	436	Avq.	88%	100%	100%	384
1,056 SFLA									Outbuilding Total 35,387

Accpt Land 36,400 **Accepted Bldg** 116,600 **Total** 153,000

Name: MACNEIL, RYAN

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WILLIAMS, ALYSSA

Map/Lot:

U22-022-A

Account: 1873 Card: 1 of 1

Location: 35 READY POINT ROAD

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 10/16/2020
Topography	Level	Sale Price 225,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2640P0072 02/01
 Reference 2 U-22-022/A0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
0.50	Acres-HS Size Adj	3,300.00	1,650	100%		1,650
Total Acres 0.50			Land Total			34,650

Dwelling Description				Replacement Cost New		
Raised Ranch	One Story	864 Sqft	Grade C 105	Base		80,849
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	690 Sqft, Grade D	Basement Gar	None	Fin Bsmt		26,425
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	4	HEARTH				
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	107,274
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		79%	100% 100%	84,746

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2001	240	C 100	2,598	Avq.	89%	100%	100%	2,312
Frame Shed	2001	80	C 100	490	Avq.	89%	100%	100%	436
1SFr Overhang	1975	27	C 105	1,779	Avq.	76%	100%	100%	1,352
Frame Garage	2012	352	C 100	11,391	Avq.	92%	100%	100%	10,480
891 SFLA						Outbuilding Total			14,580

Acpt Land 34,700 **Accepted Bldg** 99,300 **Total** 134,000

Name: CUMMINGS, DOMINIC

Page 2559

CUMMINGS, JUNE A

Map/Lot: U22-023

Account: 1874 Card: 1 of 1

Location: 27 READY POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 04/13/2021
Sale Price 440,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3426P0014 B3815P0155

Reference 2 U-22-023/00 0000000000

Tran/Land/Bldg 1 1 16

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 109

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Modern/Contemp. Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Frame Bay Window, 1SFr Overhang, Open Frame Porch, Wood Deck, Open Frame Porch, 3,580 SFLA.

Acpt Land 36,700 Accepted Bldg 383,400 Total 420,100

WISCASSET

Valuation Report

09/13/2022

Name: ZWERNEMANN, DONALD
ZWERNEMANN, JENNIFER

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Account: 1876 Card: 1 of 1

Map/Lot: U22-025
Location: READY POINT ROAD

Neighborhood SOUTHEAST
Zoning/Use RURAL
Topography Level
Utilities NoWater/NoSewer
Street Paved

Sale Data
Sale Date 09/07/2020
Sale Price 45,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3264P0314 B4729P0119
Reference 2 U-22-025/00 0000000000
Tran/Land/Bldg 1 1 15
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
8.70	Acres-Rear Land 1-10	2,000.00	17,400	100%		17,400
Total Acres 9.70					Land Total	53,700
Accpt Land		53,700	Accepted Bldg		0	Total
						53,700

WISCASSET
 Name: MARSHALL, STEVEN L

Valuation Report

09/13/2022

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Map/Lot:

U22-025-A

Account: 1878 Card: 1 of 1

Location:

39 READY POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B2558P0234 03/00
 Reference 2 U-22-025/A0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
0.34	Acres-Rear Land 1-10	2,000.00	680	100%		680
Total Acres 1.34					Land Total	36,980

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
3/4S AD/GAR.....	1985	768	C 105	44,667	Avq.	81%	100%	100%	36,180
Wood Deck	1985	40	D 100	480	Avq-	72%	100%	100%	346
Frame Shed	2003	200	C 100	1,224	Avq-	80%	100%	100%	979
Outbuilding Total									37,505

Acpt Land

37,000

Accepted Bldg

37,500

Total

74,500

Name: SOULE JR., DAVID B (TRUSTEE)

JONES, THOMAS

Map/Lot: U22-027

Account: 1881 Card: 1 of 5

Location: 1 READY POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 04/06/2004
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B3264P0314 (04/04)
Reference 2 U-22-027/02 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 109

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Replacement Cost New, and Value. Rows include Conventional Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 1942, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Fair, Layout Typical, Total 40,809.

Table with 10 columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Functional Obsolescence None, Economic Obsolescence None, Phys. % 43%, Func. % 100%, Econ. % 100%, Value(Rcnld) 17,548.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include 1 Story/BASEMENT, Wood Deck, 12' Mobile Home, and Outbuilding Total.

Accpt Land 38,900 Accepted Bldg 31,500 Total 70,400

WISCASSET

Valuation Report

09/13/2022

Name: SOULE JR., DAVID B (TRUSTEE)

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JONES, THOMAS

Map/Lot:

U22-027

Account: 1881 Card: 2 of 5

Location: 11 READY POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 04/06/2004
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B0000P0000
Reference 2 U-22-027/02 0000000000
Tran/Land/Bldg 1 1 3
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 109

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Percent Good (Func, Econ), Value Rcnld. Includes rows for 10' Mobile Home and 1,852 SFLA, and a Total row.

WISCASSET

Valuation Report

09/13/2022

Name: SOULE JR., DAVID B (TRUSTEE)

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JONES, THOMAS

Map/Lot:

U22-027

Account: 1881 Card: 3 of 5

Location: 11 READY POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 04/06/2004
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B0000P0000
Reference 2 U-22-027/02 0000000000
Tran/Land/Bldg 1 1 3
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 109

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Percent Good (Func, Econ), Value Rcnld. Includes rows for 12' Mobile Home and 2,428 SFLA, and summary rows for Accpt Land and Accepted Bldg.

WISCASSET

Valuation Report

09/13/2022

Name: SOULE JR., DAVID B (TRUSTEE)

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JONES, THOMAS

Map/Lot:

U22-027

Account: 1881 Card: 4 of 5

Location: 11 READY POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 04/06/2004
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B0000P0000
Reference 2 U-22-027/02 0000000000
Tran/Land/Bldg 1 1 3
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 109

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Percent Good (Func, Econ), Value Rcnld. Includes rows for Frame Shed (1940, 240, D 100, 1.263, Poor, 25%, 100%, 100%, 316) and 2,428 SFLA. Totals: Accpt Land 0, Accepted Bldg 500, Total 500.

Name: SOULE JR., DAVID B (TRUSTEE)

JONES, THOMAS

Map/Lot: U22-027

Account: 1881 Card: 5 of 5

Location: 11 READY POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 04/06/2004
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B0000P0000
Reference 2 U-22-027/02 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 109

Table with columns: Dwelling Description, Replacement Cost New. Rows include: Other (One Story, 480 Sqft, Grade D 100, Base 36,421), Exterior (NOVELTY, Masonry Trim, None, Trim 0), Dwelling Units (1 OTHER Units-0, Roof Cover, Asphalt Shingles, Roof 0), Foundation (Concrete, Basement, Dry Full Bmt, Basement 0), Fin. Basement Area (None, Basement Gar, None, Fin Bsmt 0), Heating (100% Forced Warm, Cooling, 100% None, Heat 0), Rooms (3, HEARTH), Bedrooms (1, Add Fixtures, 0), Baths (0, Half Baths, 0, Plumbing -2,931), Attic (None, Attic 0), FirePlaces (0, Fireplace 0), Insulation (Full, SFLA, 480, Insulation 0), Unfin. Living Area (NONE, Unfinished 0).

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcld). Rows include: 1960, 0 TYPICAL, TYPICAL, Below Average, Typical, 33,490; SMALL SIZE....., None, 64%, 80%, 100%, 17,147.

Acpt Land 0 Accepted Bldg 17,100 Total 17,100

WISCASSET

Valuation Report

09/13/2022

Name: SOULE JR., DAVID B (TRUSTEE)

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JONES, THOMAS

Map/Lot:

U22-027

Account: 1881

Location:

11 READY POINT ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	38,900	31,500	70,400	38,900	31,500	70,400
2	0	1,900	1,900	0	1,900	1,900
3	0	2,200	2,200	0	2,200	2,200
4	0	500	500	0	500	500
5	0	17,100	17,100	0	17,100	17,100
TOTAL	38,900	53,200	92,100	38,900	53,200	92,100

WISCASSET

Valuation Report

09/13/2022

Name: JONES, ROGER H

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JONES, JACQUELINE A

Map/Lot:

U22-027-A

Account: 1882 Card: 1 of 1

Location: 171 OLD FERRY ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities Public Water
Street Paved

Sale Data
Sale Date 08/01/1994
Sale Price 10,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Renovations

Reference 1 B2005P0122
Reference 2 U-22-027/A0 0000000000
Tran/Land/Bldg 6 1 2
FARM LAND 0 OPEN SPACE 0
Exemption(s) 2 50 0 Land Schedule 109

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value, Rcnld. Rows include 14' Mobile Home, Wood Deck, Frame Garage, and 1,008 SFLA.

Acpt Land 36,700 Accepted Bldg 30,100 Total 66,800

Valuation Report

Account: 2311 Card: 1 of 1

Location: 181 OLD FERRY ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 10/10/2003
 Sale Price 7,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B3174P0057 (10/03)
 Reference 2 U-22-027-B
 Tran/Land/Bldg 0 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
1.00	Acres-HS Size Adj	3,300.00	3,300	100%		3,300
1.00	Acres-Rear Land 1-10	2,000.00	2,000	100%		2,000
Total Acres 2.00						Land Total 38,300

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1989	14X56	D 100	56,815	Avq-	45%	50%	100%	12,641
Frame Shed	1989	128	D 100	673	Avq-	74%	100%	100%	498
784 SFLA						Outbuilding Total			13,139
Accpt Land		38,300	Accepted Bldg		13,100	Total			51,400

Neighborhood SOUTHEAST
Zoning/Use RURAL
Topography Level
Utilities Public Water
Street Paved

Sale Data
Sale Date 02/16/2021
Sale Price 168,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3681P0086
Reference 2 U-22-028/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	33,000.00	33,000	100%		33,000
0.57	Acres-HS Size Adj	3,300.00	1,881	100%		1,881
Total Acres 0.57			Land Total			34,881

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	89,832
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	89,832
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		77%	100% 100%	69,171

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1970	48	C 100	640	Avq.	74%	100%	100%	474
Frame Garage	1970	864	D 100	19,826	Avq-	65%	100%	100%	12,887
Frame Shed	1970	176	D 100	926	Avq-	65%	100%	100%	602
Wood Deck	2005	484	C 100	5,087	Avq.	91%	100%	100%	4,629
Frame Shed	2012	81	C 100	496	Avq.	92%	100%	100%	456
Outbuilding Total									19,048

Acpt Land	34,900	Accepted Bldg	88,200	Total	123,100
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WISCASSET

Valuation Report

09/13/2022

Name: JONES, ROGER H

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JONES, JACQUELINE A

Map/Lot:

U22-028-A

Account: 1880 Card: 1 of 1

Location:

Neighborhood SOUTHEAST

Zoning/Use RURAL

Topography Rolling

Utilities

Street No Street

Sale Data	
Sale Date	02/16/2021
Sale Price	5,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B0000P0000

Reference 2

Tran/Land/Bldg 0 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Base Homesite Value	33,000.00	16,500	25%	Size/Shape	4,125
1.00	Acres-HS Size Adi	3,300.00	3,300	50%	Size/Shape	1,650
Total Acres 1.00			Land Total			5,775

Acpt Land	5,800	Accepted Bldg	0	Total	5,800
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Name: RAGER, JERMY W J/T

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FULLER, SYLVIA S

Map/Lot:

U22-029

Account: 1884 Card: 1 of 1

Location: 169 OLD FERRY ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Above Street
Utilities Public Water
Street Paved

Sale Data
Sale Date 08/28/2008
Sale Price 56,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1 B4046P0035
Reference 2 U-22-029/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 109

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.52 Acres-HS Size Adj, and Total Acres 0.52.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, 77%, 100%, 100%, 75,569, and Outbuildings/Additions/Improvements.

Acpt Land 34,700 Accepted Bldg 76,000 Total 110,700

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 08/29/2019
Topography	Level	Sale Price 152,346
Utilities	Septic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Foreclosure

Reference 1 B0736P0057
 Reference 2 U-23-001/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
2.69	Acres-Rear Land 1-10	2,000.00	5,380	100%		5,380
Total Acres 3.69						Land Total 38,380

Dwelling Description				Replacement Cost New	
Cape Cod	One & 3/4 Story	840 Sqft	Grade B 95	Base	120,960
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-4,561
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-4,276
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,241
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,578
Insulation	Minimal			Insulation	-2,280
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout					Total
1768	0	OLD TYPE	Old Type	Poor	Typical					116,662
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
Deferred Maintenance		None		25%	85%	100%	24,791			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
ONE STORY FRAME	1768	336	B 95	23,038	Poor	25%	85%	100%	4,896	
ONE STORY FRAME	1768	114	B 95	7,817	Poor	25%	85%	100%	1,661	
Frame Shed	1768	252	B 95	1,684	Poor	25%	85%	100%	358	
Open Frame Porch	1768	32	B 95	959	Poor	25%	85%	100%	204	
SLAB.....	2007	1476	C 100	3,690	Avq.	92%	100%	100%	3,395	
14' Mobile Home	1995	14X76	C 100	96,768	Avq.	67%	50%	100%	32,486	
Frame Shed	1990	120	C 100	734	Avq.	84%	100%	100%	617	
2,984 SFLA									Outbuilding Total 43,617	

Acpt Land	38,400	Accepted Bldg	68,400	Total	106,800
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WISCASSET
 Name: PARKER, GEORGE E
 PARKER, NANCY R

Valuation Report

09/13/2022

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Account: 2245 Card: 1 of 1

Map/Lot: U23-001-A
 Location: 311 OLD BATH ROAD

Neighborhood: SOUTHWEST
 Zoning/Use: RESIDENTIAL
 Topography: Level
 Utilities: Public Sewer
 Street: Paved

Sale Data
 Sale Date: 10/19/2017
 Sale Price: 10,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Distressed Sale

Reference 1: B2739P0152 B3601P034
 Reference 2: U-23-001/A
 Tran/Land/Bldg: 9 1 2
 FARM LAND: 0 OPEN SPACE: 0
 Exemption(s): Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.03	Acres-Rear Land 1-10	2,000.00	60	100%		60
Total Acres 1.03						Land Total 33,060

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1977	14X70	D 100	67,752	Fair	30%	50%	100%	10,163
14' Mobile Home	1977	14X70	D 100	67,752	Fair	30%	50%	100%	10,163
12' Mobile Home	1977	12X45	D 100	41,490	Fair	30%	50%	100%	6,224
Frame Shed	1977	50	D 100	263	Fair	56%	100%	100%	147
2,500 SFLA									Outbuilding Total 26,697

Acpt Land 33,100 **Accepted Bldg** 26,700 **Total** 59,800

WISCASSET
 Name: HUBER, MICHAEL S
 HUBER, JEAN E

Valuation Report

09/13/2022

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Account: 1887 Card: 1 of 1

Map/Lot: U23-002
 Location: 281 OLD BATH ROAD

Neighborhood: SOUTHWEST

Zoning/Use: RESIDENTIAL
 Topography: Level
 Utilities: Public Sewer
 Street: Paved

Reference 1: B1274P0132
 Reference 2: U-23-002/00 0000000000
 Tran/Land/Bldg: 1 1 11
 FARM LAND: 0 OPEN SPACE 0
 Exemption(s): 50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.26	Acres-Rear Land 1-10	2,000.00	520	100%		520
Total Acres 1.26					Land Total	33,520

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,040 Sqft	Grade C 105	Base	141,111
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,578
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,714
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	TYPICAL	TYPICAL	Average	Typical	141,975
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		69%	100% 100%	97,963

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1950	312	C 105	3,499	Avq.	69%	100%	100%	2,414
Wood Deck	1950	120	C 105	1,443	Avq.	69%	100%	100%	996
1.50 ST GARAGE..	1971	768	C 105	47,215	Avq.	69%	100%	100%	32,578
1,820 SFLA									
Outbuilding Total									35,988

Acpt Land 33,500 **Accepted Bldg** 134,000 **Total** 167,500

WISCASSET
 Name: RHI-RED OAK 10, LLC

Valuation Report

09/13/2022

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Map/Lot:
 Location:

U23-003-001
 OLD BATH ROAD

Account: 1977 Card: 1 of 1

Neighborhood SOUTHWEST
 Zoning/Use RESIDENTIAL
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 03/24/2021
 Sale Price 299,999
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 SUNSET RIDGE SUBDIVISION LOT #1
 Reference 2 U-23-3/1
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	50%	Restrictio	15,000
1.00	Acres-HS Size Adj	3,000.00	3,000	50%	Restrictio	1,500
1.00	Acres-Rear Land 1-10	2,000.00	2,000	50%	Restrictio	1,000
Total Acres 2.00			Land Total			17,500
Accpt Land		17,500	Accepted Bldg		0	Total 17,500

WISCASSET
 Name: RHI-RED OAK 10, LLC

Valuation Report

09/13/2022

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Map/Lot:

U23-003-002

Account: 1978 Card: 1 of 1

Location:

OLD BATH ROAD

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 03/24/2021
Topography	Level	Sale Price 0
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 SUNSET RIDGE SUBDIVISION LOT #2
 Reference 2 U-23-3/2
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	30,000.00	30,000	50%	Restrictio	15,000	
1.00	Acres-HS Size Adj	3,000.00	3,000	50%	Restrictio	1,500	
1.00	Acres-Rear Land 1-10	2,000.00	2,000	50%	Restrictio	1,000	
Total Acres 2.00					Land Total	17,500	
Accpt Land		17,500	Accepted Bldg		0	Total	17,500

WISCASSET
 Name: RHI-RED OAK 10, LLC

Valuation Report

09/13/2022

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Account: 1979 Card: 1 of 1

Map/Lot: U23-003-003
 Location: OLD BATH ROAD

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 03/24/2021
Topography	Level	Sale Price 0
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 SUNSET RIDGE SUBDIVISION LOT #3
 Reference 2 U-23-3/3
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	30,000.00	30,000	50%	Restrictio	15,000	
1.00	Acres-HS Size Adj	3,000.00	3,000	50%	Restrictio	1,500	
1.10	Acres-Rear Land 1-10	2,000.00	2,200	50%	Restrictio	1,100	
Total Acres 2.10					Land Total	17,600	
Accpt Land		17,600	Accepted Bldg		0	Total	17,600

WISCASSET
 Name: RHI-RED OAK 10, LLC

Valuation Report

09/13/2022

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Map/Lot:
 Location:

U23-003-004
 OLD BATH ROAD

Account: 1980 Card: 1 of 1

Neighborhood SOUTHWEST
 Zoning/Use RESIDENTIAL
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 03/24/2021
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 SUNSET RIDGE SUBDIVISION LOT #4
 Reference 2 U-23-3/4
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	30,000.00	30,000	50%	Restrictio	15,000	
1.00	Acres-HS Size Adj	3,000.00	3,000	50%	Restrictio	1,500	
0.60	Acres-Rear Land 1-10	2,000.00	1,200	50%	Restrictio	600	
Total Acres 1.60			Land Total			17,100	
Accpt Land		17,100	Accepted Bldg		0	Total	
						17,100	

WISCASSET
 Name: RHI-RED OAK 10, LLC

Valuation Report

09/13/2022

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Map/Lot:
 Location:

U23-003-005
 OLD BATH ROAD

Account: 1981 Card: 1 of 1

Neighborhood SOUTHWEST
 Zoning/Use RESIDENTIAL
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 03/24/2021
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 SUNSET RIDGE SUBDIVISION LOT #5
 Reference 2 U-23-3/5
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	30,000.00	30,000	50%	Restrictio	15,000	
1.00	Acres-HS Size Adj	3,000.00	3,000	50%	Restrictio	1,500	
1.10	Acres-Rear Land 1-10	2,000.00	2,200	50%	Restrictio	1,100	
Total Acres 2.10			Land Total			17,600	
Accpt Land		17,600	Accepted Bldg		0	Total	
						17,600	

WISCASSET
 Name: RHI-RED OAK 10, LLC

Valuation Report

09/13/2022

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Map/Lot:

U23-003-006

Account: 1982 Card: 1 of 1

Location:

OLD BATH ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	03/24/2021
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 SUNSET RIDGE SUBDIVISION LOT #6

Reference 2 U-23-3/6

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	50%	Restrictio	15,000
1.00	Acres-HS Size Adj	3,000.00	3,000	50%	Restrictio	1,500
0.70	Acres-Rear Land 1-10	2,000.00	1,400	50%	Restrictio	700
Total Acres 1.70			Land Total			17,200

Accpt Land	17,200	Accepted Bldg	0	Total	17,200
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WISCASSET
 Name: RHI-RED OAK 10, LLC

Valuation Report

09/13/2022

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Map/Lot:

U23-003-007

Account: 1983 Card: 1 of 1

Location:

OLD BATH ROAD

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 03/24/2021
Topography	Level	Sale Price 0
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 SUNSET RIDGE SUBDIVISION LOT #7
 Reference 2 U-23-3/7
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	30,000.00	30,000	50%	Restrictio	15,000	
1.00	Acres-HS Size Adj	3,000.00	3,000	50%	Restrictio	1,500	
1.70	Acres-Rear Land 1-10	2,000.00	3,400	50%	Restrictio	1,700	
Total Acres 2.70					Land Total	18,200	
Accpt Land		18,200	Accepted Bldg		0	Total	18,200

WISCASSET
 Name: RHI-RED OAK 10, LLC

Valuation Report

09/13/2022

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Map/Lot:

U23-003-008

Account: 1984 Card: 1 of 1

Location:

OLD BATH ROAD

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 03/24/2021
Topography	Level	Sale Price 0
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 SUNSET RIDGE SUBDIVISION LOT #8

Reference 2 U-23-3/8

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 108

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
1.70	Acres-Rear Land 1-10	2,000.00	3,400	100%		3,400
Total Acres 2.70					Land Total	36,400

Accpt Land	36,400	Accepted Bldg	0	Total	36,400
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WISCASSET
 Name: RHI-RED OAK 10, LLC

Valuation Report

09/13/2022

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Account: 1985 Card: 1 of 1

Map/Lot: U23-003-009
 Location: OLD BATH ROAD

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 03/24/2021
Topography	Level	Sale Price 0
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 SUNSET RIDGE SUBDIVISION LOT #9
 Reference 2 U-23-3/9 COMMON AREA
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	30,000.00	30,000	25%	Restrictio	7,500	
1.00	Acres-HS Size Adj	3,000.00	3,000	25%	Restrictio	750	
1.80	Acres-Rear Land 1-10	2,000.00	3,600	25%	Restrictio	900	
Total Acres 2.80					Land Total	9,150	

Accpt Land	9,200	Accepted Bldg	0	Total	9,200
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WISCASSET
 Name: RHI-RED OAK 10, LLC

Valuation Report

09/13/2022

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Map/Lot:
 Location:

U23-003-010
 OLD BATH ROAD

Account: 1986 Card: 1 of 1

Neighborhood SOUTHWEST
 Zoning/Use RESIDENTIAL
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 03/24/2021
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 SUNSET RIDGE SUBDIVISION LOT #10
 Reference 2 U-23-3/10
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
1.80	Acres-Rear Land 1-10	2,000.00	3,600	100%		3,600
Total Acres 2.80					Land Total	36,600
Accpt Land		36,600	Accepted Bldg		0	Total
						36,600

WISCASSET
 Name: RHI-RED OAK 10, LLC

Valuation Report

09/13/2022

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Map/Lot:
 Location:

U23-003-011
 OLD BATH ROAD

Account: 1987 Card: 1 of 1

Neighborhood SOUTHWEST
 Zoning/Use RESIDENTIAL
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 03/24/2021
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 SUNSET RIDGE SUBDIVISION LOT #11
 Reference 2 U-23-3/11
 Tran/Land/Bldg 1 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
1.80	Acres-Rear Land 1-10	2,000.00	3,600	100%		3,600
Total Acres 2.80					Land Total	36,600
Accpt Land		36,600	Accepted Bldg		0	Total
						36,600

Name: SIVISKI, DONALD L

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SIVISKI, DEBORAH J

Map/Lot:

U23-003-A

Account: 1889 Card: 1 of 1

Location:

55 OAK RIDGE WEST

Neighborhood: SOUTHWEST

Zoning/Use: RESIDENTIAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Gravel

Reference 1: B1009P0284
Reference 2: U-23-003/A0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 108

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Colonial, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include ONE STORY FRAME, Encl Frame Porch, Frame Garage, Frame Shed, Wood Deck, AB.GR. POOL....., 1,864 SFLA.

Summary row: Acpt Land 33,900 Accepted Bldg 163,000 Total 196,900

Name: SCALLY, BRUCE E

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SCALLY, MARGARET C

Map/Lot:

U23-003-B

Account: 1890 Card: 1 of 1

Location:

45 OAK RIDGE WEST

Neighborhood: SOUTHWEST

Zoning/Use: RESIDENTIAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Semi-Improved

Reference 1: B1110P0144
Reference 2: U-23-003/B0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 108

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Replacement Cost New, Dwelling Description, Replacement Cost New, Dwelling Description, Replacement Cost New. Rows include Colonial, Exterior, Foundation, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1982, 0 TYPICAL, TYPICAL, Average, Typical, 118,964.

Table with 10 columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 82%, 100%, 100%, 97,550.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Encl Frame Porch, Open Frame Porch, 1.75 ST GARAGE.., 1,440 SFLA, and Outbuilding Total.

Acpt Land 34,000 Accepted Bldg 131,600 Total 165,600

Valuation Report

Account: 1891 Card: 1 of 1

Location: 94 OLD STAGE ROAD

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 09/01/1994
Topography	Level	Sale Price 19,000
Utilities	All Public	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2005P0254
 Reference 2 U-23-003/CO 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
					Land Total	33,000

Dwelling Description				Replacement Cost New	
Ranch	One Story	864 Sqft	Grade C 105	Base	84,891
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	864	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1994	0	TYPICAL	TYPICAL	Average	Typical	84,891	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		87%	100%	100%	73,855
Acpt Land		33,000	Accepted Bldg		73,900	Total	106,900

Name: HESSELTINE, LAWRENCE W

MEWA, LAURA A

Map/Lot:

U23-003-D

Account: 2312 Card: 1 of 1

Location:

50 OAK RIDGE WEST

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 07/30/2019
 Sale Price 247,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4615P0265
 Reference 2 U-23-3-D
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
2.84	Acres-Rear Land 1-10	2,000.00	5,680	100%		5,680
Total Acres 3.84						Land Total 38,680

Dwelling Description

Replacement Cost New

Colonial	Two Story	1,008 Sqft	Grade B 100	Base	181,820
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,532
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2005	0	TYPICAL	TYPICAL	Average	Typical	188,352			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		91%	100% 100%	171,400			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2005	676	C 100	18,771	Avq.	91%	100%	100%	17,082
Wood Deck	2005	54	C 100	701	Avq.	91%	100%	100%	638
Wood Deck	2005	360	C 100	3,822	Avq.	91%	100%	100%	3,478
Open Frame Porch	2005	360	C 100	7,519	Avq.	91%	100%	100%	6,842
Frame Shed	2008	80	C 100	490	Avq-	82%	100%	100%	402
2,016 SFLA									
Outbuilding Total 28,442									
Acpt Land		38,700		Accepted Bldg		199,800		Total	238,500

WISCASSET
 Name: GEIB, LUDWIG W
 GEIB, ELIZABETH K

Valuation Report

09/13/2022

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Account: 1892 Card: 1 of 1

Map/Lot: U23-004
 Location: 271 OLD BATH ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
 Topography Above Street
 Utilities Public Sewer
 Street Paved

Reference 1 B0781P0037
 Reference 2 U-23-004/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.89	Acres-Rear Land 1-10	2,000.00	1,780	100%		1,780
Total Acres 1.89					Land Total	34,780

Dwelling Description

Replacement Cost New

Colonial	One & 3/4 Story	1,232 Sqft	Grade B 95	Base	191,322
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	9	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	8,688
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,578
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	205,588
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		78%	100% 100%	160,359

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1972	1064	B 95	132,075	Avq.	78%	100%	100%	103,019
Frame Bay Window	1972	36	B 95	2,468	Avq.	78%	100%	100%	1,925
Wood Deck	1972	120	B 95	1,501	Avq.	78%	100%	100%	1,171
Frame Garage	1972	630	B 95	19,364	Avq.	78%	100%	100%	15,104
Frame Garage	1972	1350	C 100	34,125	Avq.	75%	100%	100%	25,594
Frame Shed	1972	270	C 100	1,652	Avq-	66%	100%	100%	1,090
Frame Shed	1972	64	D 100	337	Avq-	66%	100%	100%	222
Encl Frame Porch	2005	300	C 110	11,171	Avq.	91%	100%	100%	10,166
4,320 SFLA						Outbuilding Total			158,291

Acpt Land 34,800 **Accepted Bldg** 318,700 **Total** 353,500

Name: MUCCINO, MICHAEL P

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MUCCINO, MAUREEN A

Map/Lot:

U23-005

Account: 1893 Card: 1 of 1

Location:

267 OLD BATH ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
Topography Level
Utilities Public Sewer
Street Paved

Reference 1 B1897P0273
Reference 2 U-23-005/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 108

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.92 Acres-HS Size Adj, and Total Acres 0.92.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Colonial, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1978, 0 TYPICAL, TYPICAL, Average, Typical, 147,145.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 80%, 100%, 100%, 117,716.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck, 1.50 ST GARAGE.., Frame Shed, Swimming Pool, BSMT ENTRY....., 1 Story/BASEMENT, 1,744 SFLA.

Summary row: Acpt Land 32,800 Accepted Bldg 187,600 Total 220,400

WISCASSET
 Name: SOUZA, TODD D J/T
 SOUZA, STACEY J

Valuation Report

09/13/2022

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Account: 1894 Card: 1 of 1

Map/Lot: U23-006
 Location: 12 OAK RIDGE DRIVE

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 02/20/2003
Topography	Level	Sale Price 145,000
Utilities	Drilled WellPublic Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3007P0049 02/03
 Reference 2 U-23-006/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
0.65	Acres-HS Size Adj	3,000.00	1,950	100%		1,950
Total Acres 0.65						Land Total 31,950

Dwelling Description				Replacement Cost New		
Raised Ranch	One & 3/4 Story	828 Sqft	Grade B 95	Base		116,894
Exterior	COMPOSITION	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	414 Sqft, Grade B	Basement Gar	None	Fin Bsmt		20,141
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	6	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		3,723
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1974	1980	TYPICAL	TYPICAL	Average	Typical	140,758			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		79%	100%	100%	111,199		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1982	88	B 95	3,533	Avq.	79%	100%	100%	2,791
1SFr Overhang	1980	36	B 95	2,468	Avq.	79%	100%	100%	1,950
Wood Deck	1974	288	B 95	3,373	Avq.	79%	100%	100%	2,665
Frame Garage	1974	650	C 100	18,179	Avq.	76%	100%	100%	13,816
Frame Shed	1980	240	C 100	1,469	Avq.	79%	100%	100%	1,161
1,485 SFLA						Outbuilding Total			22,383
Acpt Land		32,000		Accepted Bldg		133,600		Total	165,600

Name: STOVER, NANCY P J/T

STOVER, PAUL J

Map/Lot:

U23-007

Account: 1895 Card: 1 of 1

Location: 18 OAK RIDGE DRIVE

Neighborhood: SOUTHWEST

Zoning/Use: RESIDENTIAL
Topography: Level
Utilities: Public Sewer
Street: Paved

Sale Data
Sale Date: 02/10/2006
Sale Price: 0
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Related Parties

Reference 1: B2167P0027B3635P0087 B4643P0110
Reference 2: U-23-007/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 108

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.69 Acres-HS Size Adj, and Total Acres 0.69.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Colonial, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1975, 0 TYPICAL, TYPICAL, Average, Typical, 144,110.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 79%, 100%, 100%, 113,847.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Encl Frame Porch, Frame Garage, Wood Deck, Swimming Pool, 1,596 SFLA, Outbuilding Total.

Acpt Land 32,100 Accepted Bldg 137,700 Total 169,800

WISCASSET
 Name: EMERY, TIMOTHY E
 EMERY, MARSHA H

Valuation Report

09/13/2022

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Account: 1896 Card: 1 of 1

Map/Lot: U23-008
 Location: 14 OAK RIDGE WEST

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
 Topography Level
 Utilities Public Sewer
 Street Paved

Reference 1 B1362P0012
 Reference 2 U-23-008/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
0.58	Acres-HS Size Adj	3,000.00	1,740	100%		1,740
					Land Total	31,740

Dwelling Description

Replacement Cost New

Raised Ranch	One & 3/4 Story	874 Sqft	Grade B 95	Base	123,388
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	437 Sqft, Grade B	Basement Gar	None	Fin Bsmt	21,260
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,578
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	150,226
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		81%	100% 100%	121,683

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1SFr Overhang	1980	32	B 95	2,194	Avq.	81%	100%	100%	1,777
Wood Deck	1980	112	B 95	1,412	Avq.	81%	100%	100%	1,144
Frame Garage	1980	528	C 100	15,400	Avq.	79%	100%	100%	12,166
1,562 SFLA									
								Outbuilding Total	15,087

Acpt Land 31,700 **Accepted Bldg** 136,800 **Total** 168,500

Name: ANZALONE, JOHN P J/T

ANZALONE, COLLEEN M

Map/Lot:

U23-009

Account: 1897 Card: 1 of 1

Location:

20 OAK RIDGE WEST

Neighborhood SOUTHWEST

Sale Data

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Date 03/21/2011
Sale Price 111,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4385P0183
Reference 2 U-23-009/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 6 0 Land Schedule 108

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.67 Acres-HS Size Adj, and Total Acres 0.67.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Raised Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1975, 2011, TYPICAL, Above Average, Typical, 115,477.

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value, Rcnd. Rows include 1SFr Overhang, Frame Garage, Frame Shed, 1.50 ST GARAGE.., Open Frame Porch, Wood Deck, 954 SFLA.

Acpt Land

32,000

Accepted Bldg

152,600

Total

184,600

Name: PONTAU, ROBERT A

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PONTAU, LOUANN

Map/Lot:

U23-009-A

Account: 1898 Card: 1 of 1

Location:

26 OAK RIDGE WEST

Neighborhood: SOUTHWEST

Zoning/Use: RESIDENTIAL
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B0901P0171
Reference 2: U-23-009/A0 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 0 50 0 Land Schedule 108

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.69 Acres-HS Size Adj, and Total Acres 0.69.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Raised Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1977, 0 TYPICAL, TYPICAL, Average, Typical, 127,970.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 80%, 100%, 100%, 102,376.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include 1SFr Overhang, Frame Garage, Wood Deck, AB.GR. POOL....., Frame Shed, 1,034 SFLA.

Summary row: Acpt Land 32,100 Accepted Bldg 128,400 Total 160,500

Name: DUNNING, JOHN A. & HOPE M. J/T

DUNNING, DONALD W

Map/Lot: U23-010

Account: 1899 Card: 1 of 2

Location: 241 OLD BATH ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
 Topography Level
 Utilities Public Sewer
 Street Paved

Reference 1 B3178P0175 (10/03)
 Reference 2 U-23-010/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.26	Acres-Rear Land 1-10	2,000.00	520	100%		520
Total Acres 1.26					Land Total	33,520

Dwelling Description

Replacement Cost New

Conventional	One Story	714 Sqft	Grade C 100	Base	63,631
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-9,632
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1973	0	TYPICAL	TYPICAL	Fair	Typical	53,999			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		57%	95%	100%			
Value(Rcnd)						29,240			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	1973	70	C 100	864	Fair	57%	95%	100%	467
Wood Deck	2005	216	D 100	2,024	Avq-	81%	100%	100%	1,639
Frame Shed	1980	336	E 100	1,521	Fair	57%	100%	100%	867
714 SFLA									
Outbuilding Total									2,973
Acpt Land		33,500		Accepted Bldg		32,200		Total	65,700

Name: DUNNING, JOHN A. & HOPE M. J/T

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DUNNING, DONALD W

Map/Lot:

U23-010

Account: 1899 Card: 2 of 2

Location:

245 OLD BATH ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B1022P0042
 Reference 2 U-23-010/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Dwelling Description				Replacement Cost New	
Other	Two Story	448 Sqft	Grade C 100	Base	57,493
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/4 Bmt	Basement	-3,340
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout			Total	
Built	Renovated	Kitchens	Baths	Condition	Typical			54,153	
1945	0	OLD TYPE	TYPICAL	Fair					
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	44%	100%	100%	23,827				
Outbuildings/Additions/Improvements					Percent Good				Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
1 Story/BASEMENT	1945	576	C 100	42,676	Fair	44%	100%	100%	18,777
Wood Deck	1945	112	C 100	1,292	Fair	44%	100%	100%	568
Unfinished Attic	1945	144	C 100	628	Fair	44%	100%	100%	276
Frame Garage	2000	360	D 100	9,953	Avq.	89%	100%	100%	8,858
Frame Shed	2015	216	E 100	978	Avq.	92%	75%	100%	675
1,472 SFLA									29,154
Acpt Land				0	Accepted Bldg		53,000	Total	53,000

WISCASSET

Valuation Report

09/13/2022

Name: DUNNING, JOHN A. & HOPE M. J/T

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DUNNING, DONALD W

Map/Lot:

U23-010

Account: 1899

Location:

245 OLD BATH ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	33,500	32,200	65,700	33,500	32,200	65,700
2	0	53,000	53,000	0	53,000	53,000
TOTAL	33,500	85,200	118,700	33,500	85,200	118,700

Name: DICKSON, DAVID A

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DICKSON, MARTHA K

Map/Lot:

U23-012

Account: 1901 Card: 1 of 1

Location:

98 OLD STAGE ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
Topography Level
Utilities All Public
Street Paved

Reference 1 B1983P0180
Reference 2 U-23-012/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 108

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.42 Acres-HS Size Adj, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Value, Condition, Replacement Item, Value. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1940, 0 OLD TYPE, Old Type, Poor, Typical, and Functional/Economic Obsolescence.

Acpt Land 31,300 Accepted Bldg 11,800 Total 43,100

WISCASSET
 Name: BERRY, SALLY A

Valuation Report

09/13/2022

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Map/Lot: U23-013

Account: 1902 Card: 1 of 1

Location: 102 OLD STAGE ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/01/1993
 Sale Price 3,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B1898P0125
 Reference 2 U-23-013/00 0000000000

Tran/Land/Bldg 1 1 2

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
0.26	Acres-HS Size Adj	3,000.00	780	100%		780
Total Acres 0.26					Land Total	30,780

Acpt Land 30,800 **Accepted Bldg** 0 **Total** 30,800

WISCASSET
 Name: SPINNEY, RICHARD A J/T
 SPINNEY, JANET

Valuation Report

09/13/2022

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Map/Lot: U23-014

Account: 1903 Card: 1 of 1

Location: 308 OLD BATH ROAD

Neighborhood SOUTHWEST
 Zoning/Use RESIDENTIAL
 Topography Level
 Utilities Public Sewer
 Street Paved

Sale Data
 Sale Date 01/19/2012
 Sale Price 60,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4484P0199
 Reference 2 U-23-014/00 0000000000
 Tran/Land/Bldg 1 1 2
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.50	Acres-Rear Land 1-10	2,000.00	1,000	100%		1,000
Total Acres 1.50						Land Total 34,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
16' Mobile Home	1994	16X72	C 100	106,330	Avq+	75%	50%	100%	39,989
ONE STORY FRAME	2015	96	C 100	6,025	Avq.	92%	100%	100%	5,543
1.50 ST GARAGE..	2012	840	D 100	42,026	Avq.	92%	100%	100%	38,664
Frame Shed	2013	224	C 100	1,371	Avq.	92%	100%	100%	1,261
Unfin Basement	2016	1152	C 100	4,608	Avq.	92%	100%	100%	4,239
1,248 SFLA									89,696

Acpt Land 34,000 **Accepted Bldg** 89,700 **Total** 123,700

WISCASSET
 Name: STROZIER, SHELLEY J J/T
 STROZIER, EDWARD II

Valuation Report

09/13/2022
 Page 2604
 U23-014-A

Account: 1904 Card: 1 of 1

Map/Lot: U23-014-A
 Location: 274 OLD BATH ROAD

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 12/14/2009
Topography	Below Street	Sale Price 80,000
Utilities	Drilled WellPublic Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B4233P0181
 Reference 2 U-23-014/A0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
0.76	Acres-HS Size Adj	3,000.00	2,280	100%		2,280
Total Acres 0.76			Land Total			32,280

Dwelling Description				Replacement Cost New		
Ranch	One Story	960 Sqft	Grade C 100	Base		89,832
Exterior	COMPOSITION	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt		3,566
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	5	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	0	TYPICAL	TYPICAL	Below Average	Typical	93,398			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		70%	100%	100%	65,379		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1975	120	D 100	1,182	Fair	55%	100%	100%	650
960 SFLA						Outbuilding Total			650

Acpt Land	32,300	Accepted Bldg	66,000	Total	98,300
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Name: BROWN, JOHANNA J/T

Page 2605

BROWN, MICHAEL

Map/Lot:

U23-014-B

Account: 1905 Card: 1 of 1

Location: 280 OLD BATH ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 04/18/2002
Sale Price 88,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2841P0147 04/02
Reference 2 U-23-014/B0 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 108

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.74 Acres-HS Size Adj, and Total Acres 0.74.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, and Outbuildings/Additions/Improvements.

Acpt Land 32,200 Accepted Bldg 79,800 Total 112,000

WISCASSET
 Name: GG, IV, LLC

Valuation Report

09/13/2022

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Map/Lot: U23-014-C

Account: 1906 Card: 1 of 1

Location: 286 OLD BATH ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 10/09/2020
 Sale Price 20,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4816P0075
 Reference 2 U-23-014/C0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
0.72	Acres-HS Size Adj	3,000.00	2,160	100%		2,160
Total Acres 0.72						Land Total
						32,160

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1985	14X66	D 100	64,627	Fair	30%	50%	100%	9,694
Wood Deck	1985	240	D 100	2,234	Fair	30%	50%	100%	335
Frame Garage	1985	528	C 100	15,400	Avq.	81%	100%	100%	12,474
924 SFLA	Outbuilding Total								22,503
Accpt Land		32,200	Accepted Bldg		22,500	Total		54,700	

Valuation Report

Account: 1907 Card: 1 of 1

Location: 288 OLD BATH ROAD

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 07/13/2021
Topography	Level	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B4500P0127
 Reference 2 U-23-014/D0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
4.30	Acres-Rear Land 1-10	2,000.00	8,600	100%		8,600
Total Acres 5.30						Land Total 41,600

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,157 Sqft	Grade B 95	Base		115,915
Exterior	T-111	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition											
Built	Renovated	Kitchens	Baths	Condition	Layout	Total					
1987	0	TYPICAL	TYPICAL	Average	Typical	115,915					
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)				
None		None		84%	100%	100%	97,369				
Outbuildings/Additions/Improvements											
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld		
ONE STORY FRAME	1987	120	B 95	8,228	Avq.	84%	100%	100%	6,912		
Open Frame Porch	2001	180	B 95	4,232	Avq.	84%	100%	100%	3,555		
Open Frame Porch	1987	18	B 95	649	Avq.	84%	100%	100%	545		
Frame Garage	1987	672	B 95	20,408	Avq.	84%	100%	100%	17,143		
Frame Shed	1987	360	D 100	1,895	Avq.	82%	100%	100%	1,554		
1,277 SFLA									29,709		
Acpt Land						41,600	Accepted Bldg		127,100	Total	168,700

Valuation Report

Map/Lot: U23-014-E

Account: 1908 Card: 1 of 1

Location: 294 OLD BATH ROAD

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 06/02/2003
Topography	Level	Sale Price 132,500
Utilities	Public Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3072P0301 B4037P0264
 Reference 2 U-23-014/E0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.03	Acres-Rear Land 1-10	2,000.00	60	100%		60
Total Acres 1.03			Land Total			33,060

Dwelling Description				Replacement Cost New	
Cape Cod	One & 3/4 Story	864 Sqft	Grade C 105	Base	117,231
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	TYPICAL	TYPICAL	Average	Typical	117,231
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		86%	100%	100%
						100,819

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2001	234	C 105	2,664	Avq.	86%	100%	100%	2,291
Wood Deck	1992	40	C 105	586	Avq.	86%	100%	100%	504
1,512 SFLA									2,795
						Outbuilding Total			2,795

Acpt Land	33,100	Accepted Bldg	103,600	Total	136,700
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Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 10/01/1996
Topography	Level	Sale Price 99,500
Utilities	Public Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B2302P0156
Reference 2	U-23-014/F0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.02	Acres-Rear Land 1-10	2,000.00	40	100%		40
Total Acres 1.02			Land Total			33,040

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	1,120 Sqft	Grade C 105	Base		151,966
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	5	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition								
Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1990	0	TYPICAL	TYPICAL	Average	Typical	151,966		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)		
None		None		85%	100% 100%	129,171		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Frame Garage	2001	576	C 100	16,493	Avg.	89%	100%	100%
1,960 SFLA						Outbuilding Total		
						14,679		

Acpt Land	33,000	Accepted Bldg	143,900	Total	176,900
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Name: TALBERT, THEODORE J

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BUCZKOWSKI, TIMOTHY G

Map/Lot: U23-015

Account: 1910 Card: 1 of 1

Location: 302 OLD BATH ROAD

Neighborhood SOUTHWEST
Zoning/Use RESIDENTIAL
Topography Level
Utilities Public Sewer
Street Paved

Sale Data
Sale Date 04/07/2017
Sale Price 125,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3752P0286
Reference 2 U-23-015/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
0.46	Acres-HS Size Adj	3,000.00	1,380	100%		1,380
Total Acres 0.46						31,380

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	720 Sqft	Grade C 105	Base	99,646
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1940	0	TYPICAL	TYPICAL	Above Average	Typical	99,646			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		75%	100%	100%	74,734		
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1940	120	C 105	771	Avq.	65%	100%	100%	501
1,260 SFLA							Outbuilding Total	501	

Acpt Land 31,400 **Accepted Bldg** 75,200 **Total** 106,600

Name: CLARK, RICHARD W J/T

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CLARK, THERESA M

Map/Lot:

U23-016

Account: 1911 Card: 1 of 1

Location:

19 OAK RIDGE DRIVE

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
 Topography Level
 Utilities Drilled WellPublic Sewer
 Street Paved

Sale Data
 Sale Date 09/23/2014
 Sale Price 157,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4821P0100
 Reference 2 U-23-016/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 6 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.17	Acres-Rear Land 1-10	2,000.00	340	100%		340
Total Acres 1.17					Land Total	33,340

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	988 Sqft	Grade B 100	Base	146,823
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,919
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1973	0	TYPICAL	TYPICAL	Above Average	Typical	150,742				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %				
None		None		86%	100%	100%				
Outbuildings/Additions/Improvements						Value				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
ONE STORY FRAME	1973	414	B 100	29,880	Avq+	86%	100%	100%	25,697	
Open Frame Porch	1973	64	B 100	1,754	Avq+	86%	100%	100%	1,508	
Frame Garage	1973	576	C 100	16,493	Avq.	75%	100%	100%	12,370	
Swimming Pool	1973	1	C 100	5,779	Avq.	99%	100%	100%	5,721	
Wood Deck	2016	144	B 100	1,862	Avq.	92%	100%	100%	1,713	
2,143 SFLA									Outbuilding Total	47,009
Acpt Land		33,300		Accepted Bldg		176,600		Total	209,900	

Valuation Report

Map/Lot: U23-017

Account: 1912 Card: 1 of 1

Location: 37 OAK RIDGE DRIVE

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 09/08/2015
Topography	Steep	Sale Price 99,900
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Foreclosure

Reference 1 B3628P0236 (01/06)
 Reference 2 U-23-017/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 50 0 0 Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
0.65	Acres-HS Size Adj	3,000.00	1,950	100%		1,950
Total Acres 0.65						Land Total 31,950

Dwelling Description				Replacement Cost New		
Colonial	Two Story	1,064 Sqft	Grade B 95	Base		182,325
Exterior	COMPOSITION	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Electric	Cooling	0% None	Heat		-6,603
Rooms	6	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		3,723
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,578
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1974	0	TYPICAL	TYPICAL	Average	Typical	185,023			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		79%	100% 100%	146,168			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1984	160	B 95	6,101	Avq.	79%	100%	100%	4,820
2,128 SFLA						Outbuilding Total			4,820

Acpt Land	32,000	Accepted Bldg	151,000	Total	183,000
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Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B1798P0109
Reference 2 U-23-018/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.47	Acres-Rear Land 1-10	2,000.00	940	100%		940
Total Acres 1.47					Land Total	33,940

Dwelling Description

Replacement Cost New

Other	One & 3/4 Story	1,040 Sqft	Grade B 95	Base	129,498
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-5,647
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Average	Typical	126,333
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		80%	100% 100%	101,066

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1977	428	B 95	4,933	Avg.	80%	100%	100%	3,946
Open Frame Porch	2015	192	C 100	4,117	Avg.	92%	100%	100%	3,788
1,820 SFLA									
Outbuilding Total									7,734

Acpt Land 33,900 **Accepted Bldg** 108,800 **Total** 142,700

Valuation Report

Map/Lot: U23-019

Account: 1914 Card: 1 of 1

Location: 5 OAK RIDGE DRIVE

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 05/27/2014
Topography	Level	Sale Price 169,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B4456P0248 B4823P0257
 Reference 2 U-23-019/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
0.91	Acres-HS Size Adj	3,000.00	2,730	100%		2,730
Total Acres 0.91						Land Total 32,730

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,610 Sqft	Grade B 95	Base		164,592
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	6	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		3,723
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	168,315
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		83%	100% 100%	139,701

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	1985	576	B 95	18,019	Avq.	83%	100%	100%	14,956
Wood Deck	1985	180	B 95	2,170	Avq.	83%	100%	100%	1,801
Open Frame Porch	1985	80	B 95	2,020	Avq.	83%	100%	100%	1,677
1,610 SFLA						Outbuilding Total			18,434

Acpt Land	32,700	Accepted Bldg	158,100	Total	190,800
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Valuation Report

Map/Lot: U23-020

Account: 1915 Card: 1 of 1

Location: 32 OAK RIDGE DRIVE

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 11/28/2018
Topography	Level	Sale Price 137,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2527P0303
 Reference 2 U-23-020/00 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
0.75	Acres-HS Size Adj	3,000.00	2,250	100%		2,250
Total Acres 0.75			Land Total			32,250

Dwelling Description				Replacement Cost New		
Raised Ranch	One Story	782 Sqft	Grade C 105	Base		73,176
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Wet Full Bmt	Basement		0
Fin. Basement Area	665 Sqft, Grade C	Basement Gar	None	Fin Bsmt		29,613
Heating	100% Floor/Wall	Cooling	0% None	Heat		-3,206
Rooms	5	HEARTH				
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		2,386
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout				Total
1978	0	TYPICAL	TYPICAL	Average	Typical				101,969
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		80%	100%	100%	81,575		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1978	92	C 105	3,532	Avq.	80%	100%	100%	2,826
ONE STORY FRAME	1978	414	C 105	27,282	Avq.	80%	100%	100%	21,826
1SFr Overhang	1978	26	C 105	1,714	Avq.	80%	100%	100%	1,371
Frame Shed	2008	64	C 100	392	Avq.	92%	100%	100%	361
Wood Deck	2007	96	C 100	1,129	Avq.	92%	100%	100%	1,039
1,222 SFLA	Outbuilding Total								27,423
Acpt Land		32,300		Accepted Bldg		109,000		Total	141,300

Name: WHITNEY, LAURA G

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BREWER, MATTHEW R

Map/Lot:

U23-021

Account: 1916 Card: 1 of 1

Location:

32 OAK RIDGE WEST

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 09/17/2021
Sale Price 185,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2166P0165
Reference 2 U-23-021/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 108

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.70 Acres-HS Size Adj, and Total Acres 0.70.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, and Outbuildings/Improvements.

Acpt Land

32,100

Accepted Bldg

90,000

Total

122,100

Valuation Report

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 10/06/2021
Topography	Level	Sale Price 201,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B1036P0108		
Reference 2	U-23-022/00 0000000000		
Tran/Land/Bldg	1	1	11
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
0.81	Acres-HS Size Adj	3,000.00	2,430	100%		2,430
Total Acres 0.81					Land Total	32,430

Dwelling Description				Replacement Cost New		
Raised Ranch	One Story	1,200 Sqft	Grade C 105	Base		114,536
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt		3,744
Heating	100% Electric	Cooling	0% None	Heat		-3,578
Rooms	5	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	0	TYPICAL	TYPICAL	Average	Typical	114,702			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		79%	100%	100%	90,615		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhanq	1975	42	C 105	2,768	Avq.	79%	100%	100%	2,187
Encl Frame Porch	1975	144	C 105	5,315	Avq.	79%	100%	100%	4,199
1,242 SFLA						Outbuilding Total			6,386

Acpt Land	32,400	Accepted Bldg	97,000	Total	129,400
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Name: DATTILO, MONICA A J/T

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DATTILO, GIUSEPPE A

Map/Lot: U23-023

Account: 1918 Card: 1 of 1

Location: 36 OAK RIDGE DRIVE

Neighborhood SOUTHWEST
Zoning/Use RESIDENTIAL
Topography Rolling
Utilities Public Sewer
Street Paved

Sale Data
Sale Date 12/11/2009
Sale Price 158,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4231P0303
Reference 2 U-23-023/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 108

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.73 Acres-HS Size Adj, and Total Acres 0.73.

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch (One Story, 1,092 Sqft), Exterior (ALUM/VINYL), Foundation (Concrete), Heating (100% Forced Warm), Rooms (5), Bedrooms (2), Baths (1), Attic (None), FirePlaces (1), Insulation (Full), Unfin. Living Area (NONE).

Table with columns: Dwelling Condition, Layout, Total. Rows include Built (1980), Renovated (0), Kitchens (TYPICAL), Baths (TYPICAL), Condition (Average), Layout (Typical), Total (112,654). Also includes Functional and Economic Obsolescence data.

Table with columns: Outbuildings/Additions/Improvements, Total. Rows include Open Frame Porch (1980, 116 units, C 105), Open Frame Porch (1980, 312 units, C 105), and 1,092 SFLA. Total value 7,761.

Acpt Land 32,200 Accepted Bldg 99,000 Total 131,200

Name: PATEL, NIMESH A J/T

Page 2619

PATEL, SONAL P

Map/Lot:

U23-024

Account: 1919 Card: 1 of 1

Location: 43 OAK RIDGE DRIVE

Neighborhood: SOUTHWEST

Zoning/Use: RESIDENTIAL
Topography: Rolling
Utilities: Drilled WellPublic Sewer
Street: Paved

Sale Data
Sale Date: 08/16/2004
Sale Price: 178,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B3346P0009 (08/04)
Reference 2: U-23-024/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 108

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value (30,000.00) and 0.66 Acres-HS Size Adj (3,000.00).

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod (121,976), Exterior (0), Dwelling Units (0), Foundation (0), Fin. Basement Area (0), Heating (0), Rooms (6), Bedrooms (3), Baths (1), Attic (0), FirePlaces (0), Insulation (0), Unfin. Living Area (0).

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1965, 0 TYPICAL, TYPICAL, Average, Typical, 124,458.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 75%, 100%, 100%, 93,344.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include ONE STORY FRAME (8,228), Wood Deck (1,836), Frame Garage (11,710), 1,672 SFLA (21,774).

Acpt Land 32,000 Accepted Bldg 115,100 Total 147,100

Name: BRADFORD, CAROL L (TRUSTEE)

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MILLEY, GLENN P. (TRUSTEE)

Map/Lot:

U23-025

Account: 1920 Card: 1 of 1

Location:

34 ACORN ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
Topography Level
Utilities Public Sewer
Street Paved

Sale Data
Sale Date 03/27/2003
Sale Price 199,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3275P0036 (04/04)
Reference 2 U-23-025/00 0000000000
Tran/Land/Bldg 1 1 11
FARM LAND 0 OPEN SPACE 0
Exemption(s) 0 50 0 Land Schedule 108

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Homesite Value, Acres-HS Size Adj, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Colonial Exterior Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes sub-table for Outbuildings/Additions/Improvements.

Acpt Land

34,100

Accepted Bldg

234,500

Total

268,600

WISCASSET
 Name: VINCENT, JEANNETTE L J/T
 VINCENT, KEVIN N

Valuation Report

09/13/2022

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Account: 1921 Card: 1 of 1

Map/Lot:
 Location:

U23-025-A
 10 ACORN ROAD

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 09/21/2005
Topography	RollingAbove Street	Sale Price 185,000
Utilities	Drilled WellPublic Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B3557P0263
 Reference 2 U-23-025/A0 0000000000
 Tran/Land/Bldg 1 1 11
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 0 50 0 Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
0.25	Acres-Rear Land 1-10	2,000.00	500	100%		500
Total Acres 1.25			Land Total			33,500

Dwelling Description				Replacement Cost New	
Split Level	One Story	550 Sqft	Grade B 95	Base	52,479
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	550 Sqft, Grade C	Basement Gar	None	Fin Bsmt	24,492
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,346
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,723
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1983	0	TYPICAL	TYPICAL	Average	Typical	78,348			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	82%	100%	100%	64,245				
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
ONE STORY FRAME	1983	400	B 95	27,426	Avq.	82%	100%	100%	22,489
3/4S AD/GAR.....	1983	672	B 95	41,126	Avq.	82%	100%	100%	33,723
Encl Frame Porch	1983	32	B 95	1,535	Avq.	82%	100%	100%	1,259
Wood Deck	2015	320	B 95	3,730	Avq.	92%	100%	100%	3,432
Frame Shed	1983	64	D 100	337	Fair	59%	100%	100%	199
Frame Shed	2015	160	D 100	842	Avq.	92%	100%	100%	775
950 SFLA									
						Outbuilding Total		61,877	
Acpt Land		33,500		Accepted Bldg		126,100		Total	
								159,600	

Valuation Report

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 07/27/2012
Topography	Rolling	Sale Price 160,250
Utilities	Public Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1	B4552P0100		
Reference 2	U-23-026/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
0.73	Acres-HS Size Adj	3,000.00	2,190	100%		2,190
					Land Total	32,190

Dwelling Description				Replacement Cost New		
Colonial	Two Story	832 Sqft	Grade B 95	Base		145,422
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	5	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		3,723
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1985	0	TYPICAL	TYPICAL	Average	Typical	149,145			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		83%	100% 100%	123,790			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1985	192	B 95	2,303	Avq.	83%	100%	100%	1,911
Frame Shed	1985	36	B 95	240	Avq.	83%	100%	100%	199
1,664 SFLA	Outbuilding Total								2,110

Acpt Land	32,200	Accepted Bldg	125,900	Total	158,100
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Name: GARDNER, CLAIRE B

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SUTTER, SUSAN J

Map/Lot:

U23-027

Account: 1923 Card: 1 of 1

Location:

16 ACORN ROAD

Neighborhood: SOUTHWEST

Zoning/Use: RESIDENTIAL
Topography: Level
Utilities: Public Sewer
Street: Paved

Sale Data
Sale Date: 04/07/2017
Sale Price: 197,400
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B4505P0001
Reference 2: U-23-027/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 108

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.67 Acres-HS Size Adj, and Total Acres 0.67.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1980, 0 TYPICAL, TYPICAL, Average, Typical, 163,799.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 81%, 100%, 100%, 132,677.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck, 1SFr Overhang, Frame Shed, 1,760 SFLA.

Acpt Land 32,000 Accepted Bldg 138,200 Total 170,200

Name: PONTAU, SCOTT A

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PONTAU, RICHELLE L

Map/Lot:

U23-028

Account: 1924 Card: 1 of 1

Location:

268 OLD BATH ROAD

Neighborhood: SOUTHWEST

Zoning/Use: RESIDENTIAL
Topography: Level
Utilities: Drilled WellPublic Sewer
Street: Paved

Reference 1: B1045P0067
Reference 2: U-23-028/00 0000000000
Tran/Land/Bldg: 1 1 11
FARM LAND: 0 OPEN SPACE 0
Exemption(s): 50 0 0 Land Schedule 108

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.92 Acres-HS Size Adj, and Total Acres 0.92.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Measure, Condition, Replacement, Value. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1981, 0 TYPICAL, TYPICAL, Average, Typical, 117,371.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Wood Deck, Frame Shed, Encl Frame Porch, and 1,040 SFLA.

Summary row: Acpt Land 32,800 Accepted Bldg 100,700 Total 133,500

WISCASSET

Valuation Report

09/13/2022

Name: CROXFORD, LANCE WAYNE J/T
ROGERS SR., TROY RANDALL

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Map/Lot:

U23-029

Account: 1925 Card: 1 of 1

Location:

OLD BATH ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
Topography Level

Utilities NoWater/NoSewer

Street Paved

Sale Data	
Sale Date	08/24/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B1665P0334 B4563P0267

Reference 2 U-23-029/00 0000000000

Tran/Land/Bldg 1 1 15

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	30,000.00	30,000	100%		30,000
1.00	Acres-HS Size Adj	3,000.00	3,000	100%		3,000
2.03	Acres-Rear Land 1-10	2,000.00	4,060	100%		4,060
Total Acres 3.03					Land Total	37,060

Accpt Land	37,100	Accepted Bldg	0	Total	37,100
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